

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
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# F20f

**Prepared October 11, 2021 for October 15, 2021 Hearing**

**To:** Commissioners and Interested Persons

**From:** Susan Craig, Central Coast District Manager

**Subject: Additional hearing materials for F20f  
LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos  
Vacation Rentals)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

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**COUNTY OF SAN LUIS OBISPO**  
**BOARD OF SUPERVISORS**

*Bruce Gibson District Two Supervisor*

Mr. Steve Padilla, Chair  
California Coastal Commission  
276 Fourth Avenue  
Chula Vista, CA 91910

RE: Los Osos Vacation Rentals, SLO County, LCP-3-SLO-21-0027-1-Part F  
Hearing October 15, 2021 – Item F20f, SUPPORT for staff's recommendation

Dear Chair Padilla and Commissioners:

As the San Luis Obispo County Supervisor representing Los Osos, I write in support of your staff's recommendation to certify the above-referenced LCP amendment as submitted. As indicated in your staff report, the proposed regulation of vacation rentals is appropriate given the specific setting and resource capacity of this unique coastal community.

For over thirty years, the community has been working with county government to resolve and improve coastal resource and access issues in Los Osos. Through an extensive community planning process, we have made considerable progress – however, the housing stock and most visitor-serving uses within the Los Osos urban area cannot currently be increased until remaining water supply issues are resolved.

Thus, your staff has quite properly concluded that the proposed regulations for vacation rentals strike the appropriate balance of allowing some increase in the number of short-term rentals (+45%), while protecting community character and available long-term housing opportunities. They also note that homestay opportunities (owner-occupied units offering room rentals) remain unconstrained.

I appreciate your staff's careful analysis of policies relevant to the specific setting and available resources in Los Osos, and urge your support for their recommendation to certify this LCP amendment as submitted. Thank you.

Sincerely,

BRUCE GIBSON  
Supervisor, District Two  
San Luis Obispo County

County of San Luis Obispo Government Center

1055 Monterey Street | San Luis Obispo, CA 93408 | (P) 805-781-4338 | (F) 805-781-1350  
info@slocounty.ca.gov | slocounty.ca.gov

October 6, 2021

Mr. Steve Padilla, Chair  
California Coastal Commission  
276 Fourth Avenue  
Chula Vista, CA 91910

RE: Los Osos Vacation Rentals, SLO County LCP-3-SLO-21-0027-1-Part F  
Hearing October 15, 2021 - Item F20f, Support for Staff's recommendation

Dear Chair Padilla and Commissioners:

As the Chair of the Los Osos Community Advisory Committee (LOCAC), I write in support of the staff's recommendation to certify the above referenced LCP amendment as submitted. The proposed regulation for vacation rentals is appropriate given the specific setting and resource capacity of our unique community.

The Community of Los Osos started creating guidelines for vacation rentals when it became apparent that LOCAC had no criteria in place to evaluate the projects sent to them by the San Luis Obispo County Planning Department. LOCAC's Land Use Committee (LUC) led a series of well-attended public meetings and workshops over the course of a year to create guidelines that would provide a thoughtful approach on how to weave vacation rentals into our community.

The majority of Los Osos is under a building moratorium due to concerns from the Basin Management Committee on water supply issues. This means that each vacation rental home, depletes a home from the housing inventory.

With three years of tremendous hard work LOCAC's vacation rental guidelines were then approved without change by the SLO County Planning Department. The Planning Commission, and the SLO Board of Supervisors.

The community of Los Osos urges you to support your staff's recommendation to certify the LCP amendment as submitted.

Sincerely,

Trish Bartel, Chair

Los Osos Community Advisory Committee



To: California Coastal Commission  
From: The Los Osos Sustainability Group  
Subject: San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

The Los Osos Sustainability Group agrees with the Staff Recommendation. This vacation rental amendment will help preserve both housing stock and water resources.

Development in Los Osos is constrained by its only water source; a water basin that is not proven to be sustainable for the current residents. There should be no new homes built until there is a proven sustainable water source. A single-family home that is converted to a vacation rental results in a loss in housing inventory because it can't be replaced by a new build.

Please certify San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals).

Thank you.

Sincerely,

Patrick McGibney  
Chair, Los Osos Sustainability Group

**From:** Robin and/or Joe McPeak

**Sent:** Thursday, October 7, 2021 7:41 PM

**To:** [CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov) <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>

**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Commissioners:

The Los Osos Community Advisory Council and its Land Use Committee, with extensive community input, developed and approved the Los Osos Vacation Rental Guidelines. The guidelines were designed to avoid the deleterious effect vacation rentals can have on a bedroom community while still accommodating visitors in short term vacation rentals dispersed evenly throughout the town.

These guidelines were supported by County Planning staff and were approved by the San Luis Obispo County Planning Commissioners (unanimously) and the County Board of Supervisors.

Please follow the recommendation of the staff report and certify San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals).

Sincerely,

Robin McPeak  
Los Osos Resident

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Monday, October 11, 2021 10:25 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f-San Luis Obispo LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** rd bowlus <rdbowlus@earthlink.net>  
**Sent:** Friday, October 8, 2021 4:06 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f-San Luis Obispo LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Commissioners,

I urge you to follow your staff's recommendation and approve the Los Osos Vacation Rental Ordinance.

The Los Osos VR regulations were developed during at least a year of meetings held by the Land Use Subcommittee of the Los Osos Community Advisory Council (LOCAC). The meetings to develop the Los Osos VR regulations were attended by homeowners, like me, and other citizens representing opinions both pro and con, including home renters, real estate professionals, and County Staff. Any and all attendees made presentations and participated in discussion that led to crafting a document, a vote in favor by LOCAC, and eventually, approval by the Board of Supervisors.

Some have argued that Los Osos' VR Ordinance is more stringent than necessary, but Los Osos' qualities as a pleasant bedroom community that happens to have a bayfront are not consistent with seaside communities most attractive to coastal visitors like Avila Beach, Cambria, and Cayucos. The closest such tourist town—Morro Bay—is just minutes away by car and is home to dozens of motels, scores of VRs, and a waterfront crowded with visitor-serving businesses like fish-and-chip restaurants, gift shops, bay-tour boat rides, and electric boat, kayak, and stand-up paddleboard rentals. In addition, Morro Bay has a major boat-launching ramp, a big-boat marina, and an ocean beach that is long, wide, and sandy.

By contrast, Los Osos is a bedroom community with a population 1 and 1/2 times that of Morro Bay. Three motels are found here, a fourth having been converted to low-income housing in the late 1990s. A handful of restaurants and shops, mostly located a mile away from the waterfront, mainly serve local residents. Some visitors to Montana de Oro State Park, who must pass through Los Osos to access the Park's camping, tidepooling, and beach picnicking, may make stops in the business district. The bay near Los Osos is shallow and of no use to powerboats except on days of highest tides, and there has been no functional launch ramp for 21 years. At times of daily low tide the bay is too shallow and muddy for the smallest

of boats or even for wading. A kayak rental business was started here and soon failed about 20 years ago and has never been replaced. Those using this part of the bay are mostly locals paddling or sailing their own small boats. Los Osos has one area of narrow sandy beach that disappears for a few hours on most days during high tide.

The precarious supply of potable water for Los Osos, marked by a building moratorium that has been in place for over 30 years, is another strong reason for extra regulation of VRs in our town.

Finally, the national news in just the last few days has highlighted the deleterious effect of Wall Street investors increasingly buying up available housing, thereby reducing the availability of dwellings for ordinary home buyers. Use of limited housing stock for VRs is just one more way that the housing shortage is being exacerbated in bedroom communities.

Please approve the Los Osos Vacation Rental Ordinance.

Sincerely, R. D. Bowlus

Los Osos resident and local organization volunteer

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Monday, October 11, 2021 10:26 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3- SLO-21-0027-1Part F (Los Osos Vacation Rentals)

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**From:** Helen Schnieders <hellyphs5053@yahoo.com>  
**Sent:** Friday, October 8, 2021 4:12 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3- SLO-21-0027-1Part F (Los Osos Vacation Rentals)

Dear Coastal Commission,

We are in support of the Vacation Rental Ordinance. This seems to be a very good balance and we are so grateful.

Thank you,  
Helen and Bob Schnieders (residents of Los Osos)



## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Friday, October 08, 2021 3:11 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Shirley Lewis <shirleylewis1219@gmail.com>  
**Sent:** Friday, October 8, 2021 11:33 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Commissioners,

Please approve the Los Osos Vacation Rental Ordinance.

And please thank your staff for their report. They understand what our residents hope to achieve; a balance between offering short term rentals and coastal access for visitors of all economic means, protecting the character of our small community, and understanding the dangers to our natural resources, specifically our water supply which according to our water purveyors is presently unsustainable.

Thank you for your support,  
Shirley Lewis  
Long time Los Osos resident

Sent from my iPad

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Friday, October 08, 2021 3:10 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Robin Rice <wacka88@sbcglobal.net>  
**Sent:** Thursday, October 7, 2021 6:12 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Robin Rice <wacka88@sbcglobal.net>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Coastal Commission;

This letter is to submit my support of the Vacation Rental Ordinance for Los Osos as was approved by the County, and is fully supported by the CCC staff report.

I am a resident of Los Osos and support the ordinance as a whole to preserve the feel of our community.

Thank you.

Sincerely,  
Robin Rice  
1416 15th Street  
Los Osos, CA

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:21 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)  
**Attachments:** Los Osos 1.pdf; Los Osos 2.pdf; Los Osos 3.pdf; Los Osos 4.pdf; Los Osos Airdna.png; Morro Bay Airdna.png

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**From:** Pat Wilkinson <pat.wilkinson@gmail.com>  
**Sent:** Thursday, October 7, 2021 10:08 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

I am a local Los Osos resident and operate a small vacation rental management company. I am deeply concerned regarding a few key issues in the proposed Los Osos Vacation Rental Ordinance.

1. The 500' set-back from all visitor serving accommodations is far too great. It is indicated in the ordinance that they chose this distance because of the water issue in Los Osos, however, Cambria, which has the same, if not worse, water issues has a much lower distance of 250 feet.
2. The biggest issue with the 500 feet is that Homestays have no cap on number of permits or distance requirements between other visitor-serving accommodations. Currently there are approximately 59 (I counted using the counties Land Use View see attached) Homestay/Bed and breakfast permits. Thus, many residents can go out and get Homestay permits which would impede the likelihood of vacation rental permits from being issued.
3. Capping the Vacation Rental permits to 55 seems unjustified. There is a huge demand to stay in our relaxed community of Los Osos, as Morro Bay and Cayucos are much busier. I don't think we need to increase the cap to 275 like Morro Bay, but I do believe doubling the number to 110 makes way more sense. Using data from Airdna.co it shows that the average occupancy of a vacation rental in Los Osos is

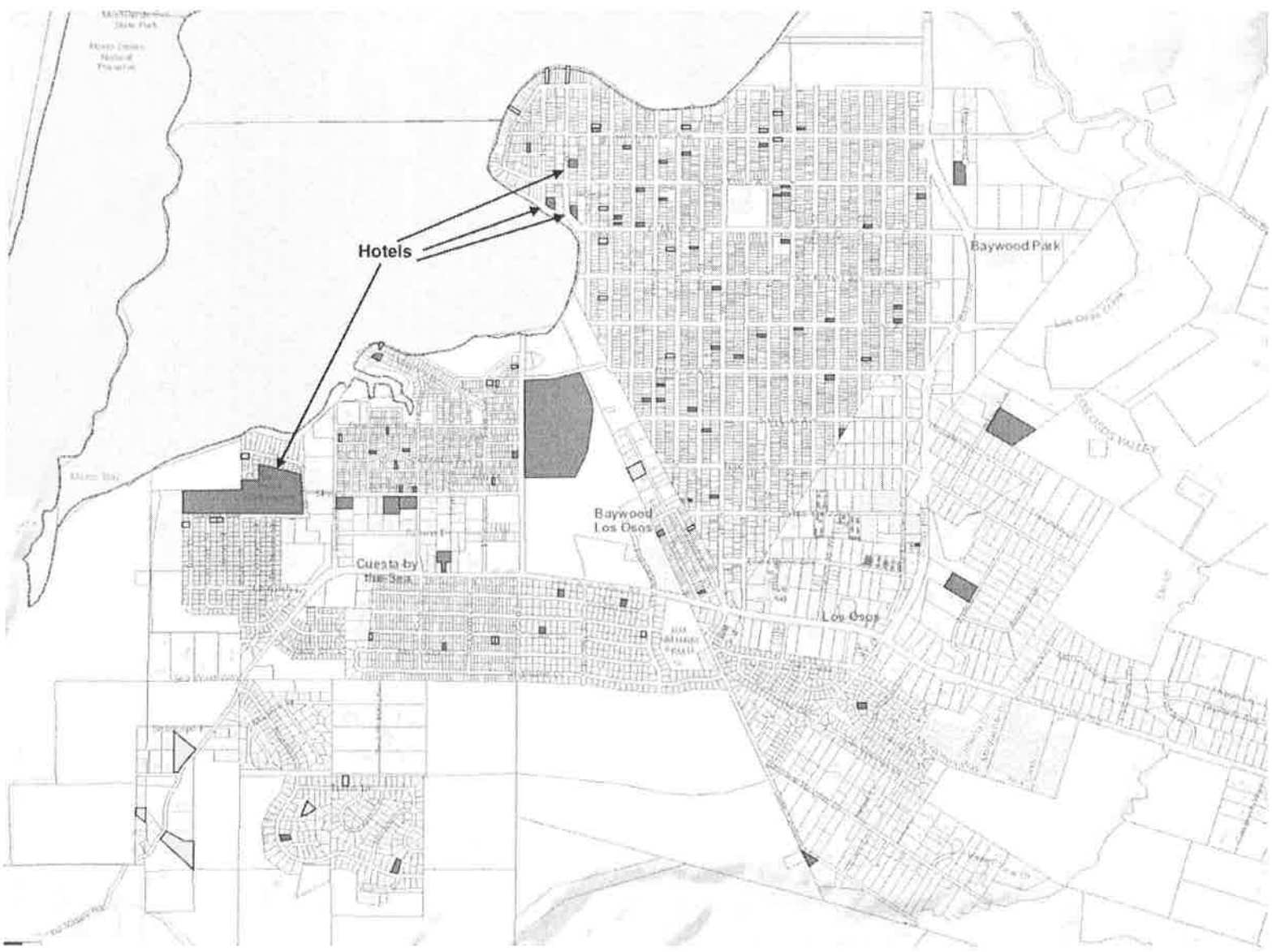
Based on these facts I believe the distance needs to be reduced to 250 or 300 feet and the number of vacation rentals needs to be increased OR Homestays need to be excluded from being viewed as a visitor-serving accommodation.

I've attached 4 images from SLO County's Land Use View which depicts Vacation Rentals (pink) and All other visitor serving accommodations (red). The picture Los Osos 1 is the entire area of Los Osos. The pictures Los Osos 2-4 are close-ups of different areas of Los Osos. As you can see, with Homestays being included the only option to add vacation rentals is much further from the coast which is the primary driver of tourists in our area, aside from Montana de Oro. I've also included screenshots from Airdna showing the difference between Morro Bay and Los Osos vacation rental metrics. In the trailing 12 months Los Osos had a 90% occupancy rate. Morro Bay had an 87% occupancy rate. Hotels in the area were experiencing low 80% range. Expanding vacation rentals in this area is imperative in my opinion.

I would recommend postponing the decision until SLO County and the Coastal Commission have all the necessary facts to make a proper assessment.

Best Regards,

Patrick Wilkinson  
805-234-3722











AIRDNA  
MARKETFINDER

Research

Overview

Occupancy

Rates

Revenue

Price

Los Osos

Zip Codes

1

PW

Market Grade

B+

72 of 101

Booked	83
Availability	95
Occupancy	82
Revenue	95
Price	84

Average Daily Rate



View Rates →

Occupancy Rate



View Occupancy →

Revenue



View Revenue →



AIRDNA  
MARKETFINDER

Research

Overview

Occupancy

Rates

Revenue

Price

Smart Rates

Facility

Geography

Morro Bay

Zip Codes

1

PW

Market Grade

A

267 of 100

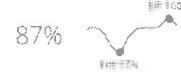
Booked	94
Availability	94
Occupancy	90
Revenue	92
Price	93

Average Daily Rate



View Rates →

Occupancy Rate



View Occupancy →

Revenue



View Revenue →

274 Active Rentals

Rental Type

274 Active Rentals



Oct. 6, 2021

To: The California Coastal Commission

Subject: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Coastal Commissioners,

As an active community member working to get the Los Osos Vacation Rental Ordinance to this final stage, I thank the Commission staff for recommending to certify the VR Ordinance as submitted. The Ordinance integrates vacation rentals within the context of our community with respect to preserving community character, protect coastal resources, preserve housing stock, and is consistent with local land use policies.

In addition, I thank the Commission staff for understanding that Los Osos has a fundamental set of guiding parameters. Our groundwater basin supply being the most elemental resource and how it is a limiting factor to the housing supply. Every house taken away and turned into a vacation rental is a magnified loss for Los Osos. In fact, the long term rentals Los Osos used to be known for, are now few. Consequently, this balanced regulation does seem appropriate at this time.

As far as visitor-serving opportunities, Los Osos has a variety of lodging experiences. Hotels have been expanding, Homestay businesses are encouraged, and Los Osos is nearby to the camp grounds in Montana de Oro and Morro Bay.

Thank you for seeing that the provisions within the VR Ordinance are well-balanced and equitable, suited to our resources, offer visitors varied experiences, all the while, maintaining our unique small-scale coastal character within the natural landscape of the Morro Bay Estuary.

Sincerely,

Lisa Denker  
Baywood Park  
<https://www.neighborsforlososos.com/>

Donald and Debbie Thomas  
2330 Osos Court  
Los Osos, CA 93402-4510  
San Luis Obispo County

California Coastal Commissioners and San Luis Obispo County Board of Supervisors:

RE: LCP Amendment Number LCP-3-SLO-21-0027-1-Part F  
Los Osos Vacation Rentals

We would like to express our option on this subject that will be discussed according to your Public Notice on Friday, October 15, 2021.

We are urging you to not delay a vote on this Amendment. **Vote to keep the deadline of December 31, 2021.**

Just a little backstory as to why we oppose more Vacation Rentals in Los Osos.

After moving to the Central Coast, we purchased a home in Morro Bay, CA. When we moved into our home in the Beach Tract (West side of Highway 1) there was a full-time rental across the street from us. We spent several thousand dollars to remodel our "Retirement Home". After living there for a few months, the owners of said house across the street, decided to remodel it and turn it into a Vacation Rental. It was a disaster. There were 4 houses on the end of a very narrow street that had signage stating that parking was on one side of the street only. As a result of the Vacation Rental, our small street was bombarded with illegal parking, parties going late into the night and early mornings and several people either staying over or constant coming and going. We spoke with the Rental Management Company and with the owners several times who were not concerned that it was causing an issue with us. All they were worried about was renting the property to make money. It was a quiet neighborhood of four houses before the vacation rental started. We were forced out of Morro Bay in order to keep our health issues that arose from the stress of the rental property.

We want to keep Los Osos from turning into a Vacation Rental community. Our concerns are:

- Keeping the "Good Neighbor" that you have stated in the Public Hearing Notice. Having a local contact person is a great idea if they do not have a vested interest in any Vacation Rental Management Company, Real Estate Brokers and Agents, Contractors, etc.
- We also like the idea of keeping the Vacation Rentals at a maximum of 55 Vacation Rentals or UNDER for our small town and the 500 ft. or more between each rental due to:
  1. Water Sustainability Issues
  2. Sewer connection concerns
  3. Disasters: there are only two ways to get in and out of Los Osos if there is a fire, earthquake, tsunami or other natural or man-made disasters. Those two escape routes are South Bay Blvd. north bound toward Highway 1 and Los Osos Valley Road to the east into San Luis Obispo.

**Please vote to keep the deadline of December 31, 2021. Do NOT drag this out another year.**

**Please keep the "Good Neighbor" policy in tact.**

We appreciate your letting the citizens of Los Osos help make decisions for our small community.

Sincerely,

   
Donald J Thomas      Debbie D Thomas – gwtwfaniam@gmail.com

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Friday, October 08, 2021 3:08 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Roger Carmody <rogercarmody@sbcglobal.net>  
**Sent:** Thursday, October 7, 2021 4:40 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

I am writing in support of the amendment on Los Osos Vacation Rentals. I have lived in the Los Osos community for over 15 years and I believe this ordinance will have a long-term beneficial effect on our community. It will help maintain the character of the community by preventing an over-concentration of vacation rentals in residential areas and protect existing housing stock for long-term residential use. Thank you.

Roger Carmody

Sent from Mail for Windows

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 3:43 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Eve Gruntfest <evegruntfest@gmail.com>  
**Sent:** Thursday, October 7, 2021 3:27 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

**Dear Coastal Commission Directors,**

**I am a resident of Los Osos, CA and I urge you to certify the Vacation Rental Ordinance for Los Osos that was approved by the County, and is fully supported by the CCC staff report. I am a regular listener to your Commission meetings, live and archived, and I appreciate the difficult choices you have to make for those of us living on the California Coast. I hope you will unanimously support the Los Osos Vacation Rental Ordinance.**

**Thank you.**

**Best,  
Eve Gruntfest  
633 Ramona Ave Space 126  
Los Osos, CA 93402  
evegruntfest@gmail.com**

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 3:22 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: LCP Amendment Number LCP-3-SLO-21-0027-1-Part F

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**From:** Michael Simkins <mbsimkins@gmail.com>  
**Sent:** Thursday, October 7, 2021 2:37 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** LCP Amendment Number LCP-3-SLO-21-0027-1-Part F

I am writing in support of the proposed amendment to the Local Coastal Program's (LCP) Implementation Plan (IP) regarding vacation rentals. As a resident of Los Osos, I have followed the work over many months to develop an appropriate policy to govern vacation rentals in our community. I am pleased with what the County now proposes. I have read the Summary of Staff Recommendation and I encourage the Commission to follow Staff's recommendation.

Sincerely,  
Michael Simkins  
272 San Jacinto Dr., Los Osos, CA

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 1:06 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** dallas dawson <dallasofslo@gmail.com>  
**Sent:** Thursday, October 7, 2021 12:59 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Hello,

As a proud home owner in Los Osos with my wife and school age children we would please ask you to uphold the vacation rental proposal. We truly want to keep los osos the jewel that it is on the central coast. Please keep the houses available for hard working community residents like my wife and I who proudly serve the people of this community in healthcare. We appreciate your support.

Sincerely,  
Dallas Dawson

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 12:01 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Cris Cooke <ccooke@ucpress.edu>  
**Sent:** Thursday, October 7, 2021 11:43 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Hello,

I am asking the California Coastal Commission to certify the Vacation Rental Ordinance for Los Osos that was approved by the County, and is fully supported by the CCC staff report. I live next door to a rented house and find the regular arrival and departure of guests similar to living next to a hotel. The renters block the driveway, smoke reams of cannabis that waft inside my house if the windows are open and there is a new batch frequently during summer months.

Regards,

Cris Cooke

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Cris Cooke | Sales Manager | [www.ucpress.edu](http://www.ucpress.edu)





**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:21 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Vacation rentals

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**From:** Christine de Kirby <christine@dekirby.net>  
**Sent:** Thursday, October 7, 2021 10:05 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Vacation rentals

My husband and I are totally apposed to vacation rentals in Los Osos. We have seen many neighborhoods totally ruined by the influx of vacation rentals. This adds more traffic and noise and lowers property values. This is a small community that should support its residents. Thank you, Christine & Vaughan de Kirby

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 9:55 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Braids97 <braids97@sbcglobal.net>  
**Sent:** Thursday, October 7, 2021 9:53 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Oct. 7, 2021

California Coastal Commission  
[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)

Dear Commission,

As a long time resident of Los Osos and a homeowner who resides within 500 feet of the 'Back Bay' of Morro Bay, I urge you to certify the Vacation Rental Ordinance for Los Osos that was approved by the County, and is fully supported by the CCC staff report.

We need a plan in place quickly and after reading the reports on the ordinance I feel this will be the best way to protect our community with a balanced amount of visitor accommodations that won't dilute the current housing opportunities for our local citizens.

Thank you!

Susan Waidner  
1230 4<sup>th</sup> St  
Los Osos, Ca 93402

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 9:55 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Bruce Morgenthaler <brucemrgnthlr@gmail.com>  
**Sent:** Thursday, October 7, 2021 9:35 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Chair Padilla and Commissioners:

**I am writing to ask that you support your staff's recommendation to certify the Los Osos Vacation Rental Ordinance that has been submitted to you.**

I have always been in support of guidelines for vacation rentals, to see a balance between the community, short term rentals, and care for the environment and habitat that is unique to Los Osos. This ordinance does a good job of finding this balance and I applaud your staff for understanding the vision of those who put these regulations together.

Los Osos is unique, we are a small and quiet community. We live under a building moratorium, the sustainability of our water supply is threatened and we have no way to replace the loss of a home and its family every time there is a conversion to a short term rental. A balance between coastal access for visitors and the protection of a community is very important to the residents you represent.

Thank you and your staff for recognizing the limits of our resources and the uniqueness of our coastal town.

Respectfully,

Bruce Morgenthaler Los Osos Resident

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 9:55 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Susan Morgenthaler <smrgnthlr@gmail.com>  
**Sent:** Thursday, October 7, 2021 9:28 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

October 7, 2021

Dear Chair Padilla and Commissioners:

Please vote to support the Los Osos Vacation Rental Ordinance that has been submitted to you by the County of San Luis Obispo on behalf of Los Osos. The proposed vacation rental regulations are a good balance between coastal access and protecting a unique community and its endangered resources, specifically the sustainability of our water supply.

Several years ago, in response to requests from residents of Los Osos, the Land Use Committee and the Los Osos Community Advisory Council conducted a year of discussions and workshops to engage us in creating a balanced set of guidelines for vacation rentals, ones that would be in line with your Coastal Commission policies. All of us, those on all sides of this issue, had an equal opportunity to participate, to attend and share. The ordinance we are asking you to support is a give and take that together represents what many of us worked to accomplish. While it provides opportunities for visitors at all economic levels to visit and lodge at our coastline, it protects a unique community and most importantly addresses the serious constraints of our natural resources, not the least significant of which is the endangered sustainability of our water supply.

These guidelines were approved by the Land Use Committee, the Los Osos Community Advisory Council, the SLO County Planning Department, the SLO County Planning Commission, and the SLO County Board of Supervisors: they now come to you.

I fully support the staff's report and thank them for understanding our intent and vision. Please accept the ordinance as the community of Los Osos' desire for its future.

Sincerely,

Sue Morgenthaler, resident of Los Osos

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:26 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Lisa Wallender <lisaw.b3@gmail.com>  
**Sent:** Wednesday, October 6, 2021 9:08 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Chairman Padilla and Honorable Commissioners,

Thank you for your invaluable service to our state. And thank you for considering the vacation rental ordinance for Los Osos. Please approve this ordinance as is.

This ordinance is the product of a great deal of work and input from the community of Los Osos, including residents, business owners, and vacation rental owners. It is informed by the experience of many other California communities, and is supported by the Los Osos Community Advisory Council, the San Luis Obispo County Planning Commission, and the San Luis Obispo County Board of Supervisors.

I commend your staff's careful and thoughtful analysis of the ordinance, and their well considered recommendations. Clearly, they understand the unique character and challenges of Los Osos with respect to vacation rentals. Their assessment of several key issues is spot-on.

Chief among those issues is the impact of vacation rentals on our housing supply. Los Osos is a small, low key, bedroom community. Sadly, over the past few years I have seen many neighbors and friends, especially renters, struggle to find housing, while at the same time many houses, often long term rentals in ordinary working class neighborhoods like mine, have been converted to vacation rentals, exacerbating an already difficult housing market. Your staff's understanding of this situation and their associated recommendations are greatly appreciated.

Thank you again for your consideration, and for your staff's excellent work. Please approve the ordinance as submitted.

Lisa Wallender  
590 Binscarth Road  
Los Osos, California

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:25 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Los Osos VR Ordinance

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**From:** Margaret Lindt <mblindt53@yahoo.com>  
**Sent:** Wednesday, October 6, 2021 12:59 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Los Osos VR Ordinance

Hello,

I am a resident of Los Osos and would like to encourage the Coastal Commission to approve the upcoming Vacation Rental Ordinance on October 15th. It is very important to have rules surrounding vacation rentals. Thank you, Margaret Lindt

Sent from my iPhone

Margaret Bertrand & Robert M. Dodge, 260 San Jacinto Drive, Los Osos.

Dear Coastal Commissioners:

Please uphold the vacation rental ordinance of Los Osos that our county Board of Supervisors has approved. The Coastal Commission Staff has done an excellent summary of the matter and recommends amending the Local Coastal Program's (LCP) Implementation Plan (IP) regarding vacation rentals to apply specific requirements to the unincorporated town of Los Osos. We are grateful for that recommendation and whole heartedly hope the commissioners will pass the recommendation.

I have personally seen how Vacation Rentals where owners are not present adversely impact our community in two very important ways. First, they destroy the neighborly social connections that we treasure where we have our full time residences. Second, Vacation rentals cut down on the availability of long –term rental housing.

First, it affects the very heart & soul of our community: who we are and what Los Osos has always been. Los Osos began as a town of ranchers, farmers, then a bedroom community for SLO, where many retired. Los Osos is away from highway #1 and #101 – so we have always been quiet & safe. Not a big tourist destination. We have one Kayak shop. We are a very residential community, except for 2<sup>nd</sup> street where there are two motels and several restaurants.

Demographically, the county grew 9.% between 2000 and 2010 whereas Los Osos declined 3.%. Age-wise, only 29% of the county's population is over 55 years of age, whereas in Los Osos 37% are over 55. A big difference. So, Los Osos adds up to a residential community with many older people.

The top three things people said they loved about their neighborhood in Los Osos are walkability, neighbors, and quiet.

These are not wild partying activities—a lot of Vacation renters come to party, they drink a lot - not all do - but it doesn't take many to change the quiet character of our residential neighborhoods and that is what Cabrillo Estates is.

We treasure the connections that a neighborhood gives us. A house where different people are next door every weekend does not provide those connections.

The second reason, Vacation Rentals are bad for Los Osos is that Vacation rentals cut down on the availability of long-term rental housing, something you all talk about.

If someone buys a single family house as an investment and converts it into a vacation rental, then there are fewer long-term rental houses. A house on Rodman is a case in point. It was a long term rental house; now it has been purchased by an out of town investor as a second home and who wants to recoup his mortgage by making it a vacation rental.

The problem of Vacation rentals is happening up the entire coast, in Palm Springs, Lake Tahoe. It is becoming the franchise market of the decade.

What is important for you to remember is that my neighbors and I will continue to support businesses seven days a week, support our churches, support our hospitals, and be volunteers seven days a week; we will **vote** in our local elections. We think those things are important ; we hope all of you do too.

Please, uphold Los Osos's current vacation rental ordinance and amend the Coastal Commision rules as the the staff has recommended.

Thank you.

Best regards,  
Margaret Bertrand & Robert m. Dodge



## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:24 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Los Osos Vacation Rental Ordinance Oct. 15th Meeting

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**From:** kinship <Kinship73@charter.net>  
**Sent:** Wednesday, October 6, 2021 11:33 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Los Osos Vacation Rental Ordinance Oct. 15th Meeting

Dear Coastal Commission,

We are writing in support of the Los Osos Vacation Rental Ordinance as recommended by the San Luis Obispo County staff.

They have worked with our local community and LOCAC to draft a reasonable ordinance that fits the character and needs of Los Osos.

My husband and I appreciate the staff's diligent work on this issue.

Sincerely,

James & Char Bruzenak (42 year residents of Los Osos)

257 Travis Drive

Los Osos, CA

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:24 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Comments for Oct 15 proposed Los Osos Vacation Rentals ordinance

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**From:** Linde Owen <lindeaowen@gmail.com>  
**Sent:** Tuesday, October 5, 2021 10:32 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Comments for Oct 15 proposed Los Osos Vacation Rentals ordinance

On October 15th the Coastal Commission will be reviewing the Vacation Rental Ordinance for Los Osos. The Commission supports the Ordinance that was recommended by LOCAC implementing conditions for vacation rentals in Los Osos. If you would like to send a letter to support amending the LCP so that vacation rentals meet certain requirements in order to maintain our community character

Dear Commissioners,

Please support our community's Vacation Rental Ordinance. While providing visitor opportunities it protects long term rentals and community health that enhances visitor experience.

Thankyou,

Linde Owen, 30 yr resident

1935 10th St B  
Los Osos

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:23 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Valerie Zera <saddlinthe@aol.com>  
**Sent:** Tuesday, October 5, 2021 9:34 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Commissioners:

I am a full time, permanent resident of Los Osos, and wish to support limitations on short term rentals in residential areas.

- In my home I currently experience a lot of noise from a nearby short term rental, which is exacerbated by topography. Added short term rentals would significantly reduce quality of life for myself and other nearby, permanent residents.
- Permanent rental housing — at any price — is in very short supply in Los Osos. This is in particular affecting seniors, the disabled and others on low, fixed incomes. People who work for hourly wages in and near Los Osos are having trouble finding nearby, affordable housing. Local businesses can't count on finding employees, hurting their businesses and ALL of Los Osos, since this means less services are available for everyone.
- Housing prices in Los Osos have become too high for most local renters to transition into local home owners.
- Los Osos has limited availability of potable water, which means more housing units won't be built at this time, so I see no relief in sight for lack of available housing.

Thank you for considering my comments.

Valerie Zera  
2713 Rodman Dr  
Los Osos, CA 93402

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:23 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f-San Luis Obispo LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** bboyd <bboyd2002@earthlink.net>  
**Sent:** Tuesday, October 5, 2021 9:00 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f-San Luis Obispo LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Commissioners:

I urge you to support your staff's recommendation to approve the amendment to the Los Osos Community Plan regarding vacation rentals.

The proposed Vacation Rental Ordinance has been approved not only by the San Luis Obispo County Supervisors but also by the SLO Planning Commission. Their support for the ordinance followed years of work by members of the Los Osos community, efforts led by the Land Use Subcommittee of the Los Osos Community Advisory Committee and by LOCAC itself. The efforts included research of regulations used in other coastal communities (not just those in this county), input from community meetings, and multiple drafts of the proposed ordinance. The goal was to find a balance in a town that is basically a bedroom community rather than a tourist destination, per se. As your staff notes, with several motels, a number of legal vacation rentals (38), no limit on homestay possibilities, and camping opportunities in Montana de Oro State Park, visitors to Los Osos can find accommodations.

As you know, new development is limited in Los Osos because of water concerns. With a severe housing shortage, caused in part by the moratorium, Los Osos cannot afford to lose more housing stock. Long-term rentals and homes are needed especially for those employed in the area. Unlike visitors, residents support more than restaurants and shops. The livelihoods of many depend on continuous local support. It is the residents who need veterinarians, dentists, hygienists, lawyers, accountants, grocery workers, physical therapists, pharmacists, painters, carpenters, and teachers. The ordinance helps to maintain that community interdependency and vitality.

I am grateful to the Staff for its support of this amendment. They have recognized the extensive thought, care, and compromises that went into the creation of this balanced ordinance. I hope you will agree with them.

Sincerely,

Beverly Boyd  
Los Osos Resident

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:23 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on Oct. 2021, Agenda Item 20f-San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027--1-Part F (Los Osos Vacation Rentals)

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**From:** rianat@charter.net <rianat@charter.net>  
**Sent:** Tuesday, October 5, 2021 6:02 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on Oct. 2021, Agenda Item 20f-San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027--1-Part F (Los Osos Vacation Rentals)

Dear Coastal Commission,

I am writing you in support of the Los Osos' Vacation Rental Ordinance on the agenda for Friday, October 15, 2021. As a long time resident of Los Osos, I have been following the process of developing the proposed ordinance. The Commission staff has done an excellent job of assessing the ordinance and how it works for the Los Osos community. The ordinance does a good job of balancing the needs of protecting and providing long term housing for the community with the needs of providing accommodations for visitors.

Sincerely,  
Shirley Collom  
275 Vista Court  
Los Osos, CA

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:22 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f -San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Lucy J Swanson <janeslo@icloud.com>  
**Sent:** Tuesday, October 5, 2021 2:17 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Swanson Jane <janeslo@icloud.com>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f -San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

**TO:** California Coastal Commission  
centralcoast@coastal.ca.gov

**FROM:** L. Jane Swanson  
[janeslo@icloud.com](mailto:janeslo@icloud.com)

**RE:** Public Comment on October 2021 Agenda Item Friday 20f -San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

As a resident of the Central Coast for over five decades, I agree with the Staff Report on Los Osos Vacation Rentals.

This is a balanced position, taking into account the needs of both homeowners and visitors, and respecting the characteristics of different neighborhoods and the limits of the community water supply.

I urge the Commission to adopt the proposed ordinance, which was developed by members of the Los Osos community and is supported by LOCAC. This effort is a model of representative democracy and merits your approval.

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Thursday, October 07, 2021 8:22 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Los Osos Vacation Rental Ordinance

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**From:** Nettie Rosburg <nrosburg1@icloud.com>  
**Sent:** Tuesday, October 5, 2021 4:02 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Los Osos Vacation Rental Ordinance

Thanks very much for your attention to the Los Osos Vacation Rental Ordinance. As a 32 year long resident of Pasadena Drive in Los Osos, I support the proposed ordinance in whole. I'd very much appreciate your support and thank you again for your time and consideration.

Nettie Rosburg  
1137 Pasadena Drive  
Los Osos, CA. 93402

(805) 459-3347  
nrosburg@gmail.com

## Craig, Susan@Coastal

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**From:** Jeff Edwards <jhedwardscompany@gmail.com>  
**Sent:** Wednesday, October 06, 2021 8:22 AM  
**To:** Craig, Susan@Coastal  
**Subject:** SLO County LCP Amendment-Los Osos Vacation Rentals 10/15/21 F20f  
**Attachments:** 500ft\_from\_all\_Los\_Osos\_Lodging\_Businesses (6) (1).pdf; 2020 TOT Vacation Rental Stats from Auditor.pdf

Good morning Susan,

To facilitate our discussion tomorrow, I wanted to provide some relevant information in connection with the proposed amendment affecting vacation rentals in Los Osos. The first attachment includes calendar year 2020 statistics from the Auditor's office. Please note in a community of almost 15,000 people and over 6,700 housing units, there are currently 35 licensed vacation rentals. Of those, 27 collect no rents leaving a total of 18 active vacation rentals or 0.27% of all units. With a proposed cap of 55 and knowing about 60% collect no rents, the cap would practically result in 22 vacation rentals or 0.33% of all units maximum. By comparison, Cambria has about a 4.4% factor and Cayucos is about 6.5% of active vacation rentals to total housing units.

The second attachment was prepared by the county's GIS folks and depicts a 500 foot distance radii from all types of lodging units; including homestays, B&B's, hotels and motels and other vacation rentals. Measuring from lodging uses other than vacation rentals results in a de facto prohibition, or ban on new vacation rentals. Any distance separation for new vacation rentals should be measured from other vacation rentals and not all of the other lodging types. This is just one example of how the proposed amendment is flawed. As you may know, even if by some chance, a proposed vacation rental meets the distance standard, a MUP/CDP is still required. In Cayucos and Cambria, if you meet the applicable distance standard, a permit is available over-the-counter. The proposed ordinance will have a "chilling effect" on all new applications and reduce visitor-serving options in Los Osos and adversely impact the public's access to the coast.. This should be concerning to you and your staff.

I will look forward to speaking with you tomorrow afternoon.

Thanks,

Jeff

Julie Tacker  
Administrative Assistant

J.H. Edwards Company  
P.O. Box 6070  
Los Osos, CA 93412  
805.235.0873 - Jeff  
805.235.8262 - Julie  
805.528.3569 - Office



# 500 ft from Los Osos Lodging Businesses



## Legend

-  Lodging Businesses
-  SLO County Parcels
-  URL VRL Boundaries
-  SLO County Boundary
-  Citations

-6,018.65 0 3,009.33 6,018.65 Feet 1:36,112



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.  
Map for Reference Purposes Only

A CY 2020 breakdown of TOT by community and business type by month (yearly totals at the bottom).

Here's what the "Zero Rents" looks like for CY 2020 (With standard caveats, below):

County Code	No Rents	Total VRs	% Zero Rents
Arroyo Grande (Rural)	82	106	77.36%
Atascadero (Rural)	18	27	66.67%
Avila Beach	35	88	39.77%
Bradley	20	61	32.79%
California Valley	0	1	0.00%
Cambria	221	405	54.57%
Cayucos	160	321	49.84%
Creston	9	14	64.29%
Harmony	2	2	100.00%
Los Osos	27	45	60.00%
Morro Bay (Rural)	5	5	100.00%
Nipomo	27	47	57.45%
Oceano	41	110	37.27%
Paso Robles (Rural)	143	267	53.56%
San Luis Obispo (Rural)	51	91	56.04%
San Miguel	17	29	58.62%
San Simeon	2	9	22.22%
Santa Margarita	12	22	54.55%
Shandon	1	2	50.00%
Templeton	79	129	61.24%
Total	952	1781	53.45%

Here is my standard list of caveats about this chart:

- This report is created by querying a list of reported TOT by all vacation rentals. It then counts the number of VRs that have reported zero rents over the course of the year and then divides them by the number of VRs that were licensed for at least one month in the year.
- I believe that this report overstates the number of VRs reporting zero rents for at least these reasons:
  - This report counts a VR even if they were only licensed for one month in a given year. Imagine an unsuccessful VR that is only open for one month and reports zero rents. This would count as one "VR" and one in the "zero rents" column.
  - Even though we require that VR owners report when they are reporting exclusively through Airbnb, I am confident that an unknown number of them just report "zero rents" without noting the Airbnb exemption.
  - Some percentage of VR owners are only renting for periods greater than 30 days, making them exempt from TOT. While, like above, they are required to report this as an exemption, I am confident that an unknown number of them simply reports "zero rents", without noting the long-term exemption.

Justin Cooley  
Division Manager  
Auditor-Controller-Treasurer-Tax Collector  
(805) 781-5852

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 10:43 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Short term rentals in Los Osos

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**From:** Neil Pulido <neil.pulido@gmail.com>  
**Sent:** Tuesday, October 5, 2021 8:54 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>; Bruce Gibson <bgibson@co.slo.ca.us>; Lynette Tornatzky <lynette\_locac@yahoo.com>; Larry Bender <pagebender@msn.com>  
**Subject:** Short term rentals in Los Osos

Hello, I saw this email was given on a blast from LOCAC to respond to the pending Coastal commission meeting on short term rentals in Los Osos.

I sat on all the LOCAC meetings about short term rentals. I have a licensed short term rental that no thanks to LOCAC took 6 months to get.

The meetings were completely lopsided. I kept hearing that it would destroy the character of the community. Well, come to find out the biggest opponent to short term rentals is Yael Korin who is enabling the unhoused to stay on Palisades Avenue. Her boyfriend Paul Hirshfield (also involved in the short term rental meetings) is supporting the homeless living in tents or on the streets. How is that better for the community?

I am in favor of a strong diverse economic community in Los Osos. A controlled amount of short term rentals adds to the economic diversity. You can read the reviews from my guests and see that they did patronize the local spots in Los Osos that I recommended. I reminded the board about all the commercial vacancies during the financial crisis. all my comments fell on deaf ears.

The biggest fear was "large parties". There were no documented law enforcement or code enforcement responses to parties in Los Osos. The town does not attract a party mindset like a Palm Springs or even San Luis Obispo.

My guests are middle class and above coming with children and pets for a quiet stay. I also support those coming from the Central Valley that cannot afford hotel stays but with my home they can.

I read the LOCAC plan and it was completely lob sided against them. I don't even think SLO County is supportive of the plan. as well

That plan was written in the minds of the opponents long before the community meetings were held.

Controlled tourism is not evil but a way to keep economic growth occurring.

P.S. The sunset clause takes no consideration into the expense the owner spends in acquisition and fix up. My house was the worst on the block with a hoarder living there. Now it is one of the nicest. It has to be in order to be attractive to a guest. That plan needs to be revisited by attorneys.

Neil Pulido  
805-689-6100

Dear Supervisors,

10/5/2021

I have lived in Baywood Park since 1984. I love living in this small community, taking an evening walk & knowing my neighbors. What used to be a quiet place has turned into a constant flow of weekend renters driving fast through our neighborhood.

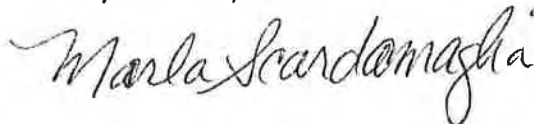
The short term renters don't care about our neighborhood they are on vacation. Large groups of people 4 or 5 families in one house. The problem is that the rest of us live here full time and are not on vacation. We need to go to work or have kids that need to go to school. Nobody wants to call the sheriff and little would be done if we did.

If the people in Baywood Park & Los Osos wanted to live in a town with constant year round Tourist & vacationers we would have bought homes in Morro Bay, Pismo Beach or Cayucos. We live in Baywood Park because we loved the character of the small community neighborhoods. We have a right to quite enjoyment of our homes & property.

Currently we have about 65-75 maybe more on line short term rentals between Airbnb & vrbo. We also have a new hotel being built on Second St. and the Baywood Inn just built a new wing this year. I am asking you to please stop giving these permits out. Please deny the permit at 670 Santa Lucia, it next door another home that is on both sites and has constant traffic. Please adopt Guidelines to limit the number of short term rentals & the number of days per year they can be used so we can enjoy our neighborhoods again.

Thank you for your consideration, Marla Scardamaglia

1152 3<sup>rd</sup> St. Baywood Park, Ca.93402

A handwritten signature in cursive script that reads "Marla Scardamaglia". The signature is written in dark ink and is positioned below the printed address.

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 10:53 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Vacation Rental Ordinance for Los Osos

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**From:** mary walker <losososwalker@yahoo.com>  
**Sent:** Tuesday, October 5, 2021 10:28 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Vacation Rental Ordinance for Los Osos

As a resident of Los Osos, I strongly urge the Coastal Commission to approve the Vacation Rental Ordinance for Los Osos. The VRO presented to you is a balance of protecting available housing in Los Osos with providing accommodations for visitors.

Thank you for your consideration of this matter.

Mary Walker  
450 Henrietta Ave.  
Los Osos

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 10:36 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Los Osos Vacation Rental Ordinance

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**From:** Stephen F McCormick <stephen.mccormick@colorado.edu>  
**Sent:** Tuesday, October 5, 2021 4:40 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Cc:** Lynda McCormick <lyndajmccormick@gmail.com>  
**Subject:** Los Osos Vacation Rental Ordinance

Dear Coastal Commission,

This note is regarding the Vacation Rental Ordinance for Los Osos that is on the October 15th agenda. This is a very important issue for us and Los Osos. We just wanted to take the opportunity to thank your staff very much for their efforts in putting this forward and to reconfirm our support for the ordinance.

Thanks for your consideration,

*Steve & Lynda McCormick*  
257 San Jacinto Drive  
Los Osos, CA 93402  
(303) 442-0724  
<http://amath.colorado.edu/~stevem/>

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 10:36 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Subject Line: Public Comment on October 2021 Agenda Item Friday 20f

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**From:** Alice Welchert <alicewelchert@ymail.com>  
**Sent:** Monday, October 4, 2021 7:56 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Subject Line: Public Comment on October 2021 Agenda Item Friday 20f

Dear Coastal Commissioners:

I urge you to certify the Vacation Rental Ordinance for Los Osos as approved by the Board of Supervisors.

Regards,  
Alice Welchert



## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 10:35 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Support of LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Marcia Melin <mmlmelin@gmail.com>  
**Sent:** Monday, October 4, 2021 4:32 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support of LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Members of the Planning Commission and the Board of Supervisors,

As the co-owner and resident of a home at 2819 Rodman Drive in Los Osos I am in favor of the ordinance as written. I am also supportive of the staff report and it's thoroughness. The staff relayed to the commission what I and our neighbors sought to achieve.

I hope the support of this ordinance is unanimous.

Regards,  
Marcia Melin

## Craig, Susan@Coastal

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**From:** CentralCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 10:35 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Ordinance no. 3432

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**From:** Joyce Seligson <jmselig@charter.net>  
**Sent:** Monday, October 4, 2021 4:32 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Ordinance no. 3432

I am a resident of Los Osos on the CentralCoast, and am expressing my support of the residential vacations rentals ordinance, and the hope that the Coastal Commission will give its approval.

We appreciate the Board of Supervisors for their passage of the ordinance, and also the staff report. We love and respect our neighborhood, and feel this is one good way of preserving its character and special quality.

Thank you for your consideration.

Joyce Seligson  
1299 Pasadena Drive  
Los Osos, Ca  
93402

Sent from my iPad

October 4, 2021

Dear Coastal Commissioners,

I am writing to you to thank you and your staff for supporting the Los Osos vacation rental ordinance. Kudos to the staff's report which was well written, capturing the results of the community's discussions with LUC and LOCAC. I am grateful for the service you provide to our community.

In appreciation,

A handwritten signature in dark ink, appearing to be 'Meaghan Gilbert', written in a cursive style.

Meaghan Gilbert

2757 Houston Dr. Los Osos, CA 93402

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Monday, October 04, 2021 2:39 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Kathy Flock <kathyflock@sbcglobal.net>  
**Sent:** Monday, October 4, 2021 2:22 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Commissioners,

Your staff has done an excellent job at reviewing and understanding the Los Osos Vacation Rental ordinance. I encourage you to take their recommendation and approve the ordinance without any changes. It is what we need to have a sustainable community for years to come.

Thank you,

Kathy Flock  
596 Binscarth Road  
Los Osos, CA 93402

- cell sent

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Monday, October 04, 2021 1:21 PM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Support of LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** George Hinkins <george.hinkins@gmail.com>  
**Sent:** Monday, October 4, 2021 1:04 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Support of LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

Dear Members of the Planning Commission and the Board of Supervisors,

As the co-owner and resident of a home at 2819 Rodman Drive in Los Osos I am in favor of the ordinance as written. I am also supportive of the staff report and it's thoroughness. The staff relayed to the commission what I and our neighbors sought to achieve.

I hope the support of this ordinance is unanimous.

Regards,  
George Hinkins

## **Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Monday, October 04, 2021 11:29 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

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**From:** Barbara and Robert Rosenthal <roseybarb@charter.net>  
**Sent:** Monday, October 4, 2021 6:03 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Friday 20f - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)

**We support the Los Osos Vacation Residential Ordinance as proposed by the County. It will be good for our community. Please vote in favor.**

Sincerely,

**Barbara and Robert Rosenthal**  
743 Santa Lucia Ave, Los Osos

**Craig, Susan@Coastal**

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**From:** CentralCoast@Coastal  
**Sent:** Monday, October 04, 2021 11:28 AM  
**To:** Craig, Susan@Coastal  
**Subject:** Fw: PUBLIC COMMENT ON OCTOBER 2021 AGENDA ITEM FRIDAY 20f - SAN LUIS OBISPO COUNTY LCP AMENDMENT NO. LCP-3-SLO-21-0027-1-PART F

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**From:** Gretchen Henkel <gmhenkel@gmail.com>  
**Sent:** Monday, October 4, 2021 10:34 AM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** PUBLIC COMMENT ON OCTOBER 2021 AGENDA ITEM FRIDAY 20f - SAN LUIS OBISPO COUNTY LCP AMENDMENT NO. LCP-3-SLO-21-0027-1-PART F

Dear Members of the California Coastal Commission,

As long-time community members of Los Osos, we are writing to support your staff report regarding the proposed changes to the Local Coastal Program Implementation Plan that would cap vacation rentals at 55 and establish a 500-foot buffer between such rentals.

We commend the staff who generated the report in advance of this meeting. It succinctly summarizes the reasons behind the move to extend rules in our town, and the process taken to come to a reasoned approach.

Many citizens have contributed to the development of these specific rules. We have ourselves attended meetings and conferred with those who have championed them, and are wholeheartedly in support.

Our town is a unique community and we urge the Coastal Commission to support this ordinance.

Thank you so much for your attention to this matter.

Sincerely,

Gretchen and Richard Clark

16th Street

Los Osos

October 3, 2021

Sent via email to [centralcoast@coastal.ca.gov](mailto:centralcoast@coastal.ca.gov)

Dear Coastal Commissioners,

Thank you for your support of the Los Osos vacation rental ordinance. I would also like to thank the staff for being so thorough in their report. I appreciate your service to our community.

With gratitude,

A handwritten signature in black ink, appearing to be the name 'Andrea Wasko'.

Andrea Wasko  
2757 Houston Dr.  
Los Osos, CA 93402