

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877  
WEB: WWW.COASTAL.CA.GOV



# F16e

**Prepared February 7, 2022 for February 11, 2022 Hearing**

**To:** Commissioners and Interested Persons  
**From:** Kevin Kahn, Central Coast District Manager  
Esme Wahl, Coastal Planner

**Subject: Additional hearing materials for F16e (Los Osos Vacation Rentals)**

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

Additional correspondence received since the staff report was distributed.



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

**Bruce Gibson** *District Two Supervisor*

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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 February 11, 2022 - 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 and suggested modifications as recommended.

These standards have been developed with an extensive public process. 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, while protecting community character and available long-term housing opportunities.

I appreciate your staff's thoughtfully considered 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. Thank you.

Sincerely,

BRUCE GIBSON  
Supervisor, District Two  
San Luis Obispo County

February 2, 2022

California Coastal Commission  
Central Coast District  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

RE: Vacation Rentals (16e)

Dear California Coastal Commissioners;

As the current chair of Los Osos Community Advisory Council (LOCAC), I write in our support of your staff's recommendation in regards to the vacation rental amendment to the Title 23 Ordinance for Los Osos, CA. The staff report supports and understands the limiting factors specific to Los Osos which are mainly Los Osos' concern about availability of drinking water and the shortage of available homes. We in LOCAC are very pleased with the staff report that has been recommended for approval to the California Coastal Commission.

The community of Los Osos started creating the vacation rental guidelines when it became apparent that there were no criteria for the Land Use Committee and LOCAC to evaluate the vacation rental projects submitted to them by the San Luis Obispo County Planning Department.

LOCAC worked with the community in committees, focus groups, informational sessions for over a year to create guidelines which included compromise from all constituents. We in Los Osos feel the vacation rental ordinance is fair and balanced for our community. Not only did our community support the vacation rental guidelines, but so did the San Luis Obispo Planning Department, San Luis Obispo Planning Commissioners and the San Luis Obispo Board of Supervisors without making any changes to the vacation rental ordinance.

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



February 4, 2022

California Coastal Commission  
Central Coast District  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**Re: San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)**

Dear Commissioners,

I am writing again on behalf of vacation rentals in Los Osos, CA, and the surrounding communities that the Local Coastal Program (LCP) Amendment Number LCP-3-SLO-21-0027-1-Part F will impact, as prepared on January 21, 2022. We appreciate the Commission's continued commitment to address these unique matters. At this time, we respectfully request the Commission further amend the LCP to mitigate the impacts on the tourism industry. Visit SLO CAL is the countywide destination management organization for San Luis Obispo County (SLO CAL), positioning SLO CAL as the place to visit for potential travelers and proactively managing and advocating for the destination to improve resident's quality of life. We represent more than 3,000 lodging properties, including hotels/motels, Bed & Breakfasts, RV parks, and vacation rentals. The travel and tourism industry in SLO CAL, including vacation rentals, provided over \$2 billion in local community investments last year, as well as over \$66 million in local public funding.

We support the suggested modification to Implementation Plan (IP) Section 23.08.165(C)(4)(iv). The proposed buffers do, in fact, "apply too broadly and include types of visitor accommodations, such as homestays, that do not further the primary objective of these buffers."<sup>1</sup> In addition, we agree that "the buffer is still more limiting than in other communities" (California Coastal Commission, 2022). As you know, neighboring unincorporated communities (see Table 1) have existing buffers that vary with the LCP. When the buffer works in tandem with a cap, they create downward pressure on the vacation rental market. The buffer's imposition alone indirectly establishes a cap on available vacation rentals when incorporating topography and existing structures. A buffer *and* cap together are duplicative and harmful to our industry. Therefore, we recommend an approach aligned with existing County and Commission policies, implementing only a 200-foot buffer, similar to that seen in other communities, and without a cap on vacation rentals.

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<sup>1</sup> California Coastal Commission. (2022). *San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals), As Prepared January 21, 2022*. Santa Cruz, CA.



*Table 1-Vacation Rental Minimum Buffers, Approx. Application Fees, and Caps in SLOCAL*

Jurisdiction	Minimum Buffer	Approx. Application Fees	Cap on Vacation Rentals
Cambria	200 ft	\$300	None
Cayucos	100 ft	\$300	None
Avila Beach	50 ft	\$300	None
Los Osos (if adopted)	500 ft	\$5000	55 Units
City of Morro Bay	175 ft	\$300	175 Units

We recognize that the Los Osos, CA area faces water challenges with the groundwater basin program. Our industry wants to be leaders in promoting water conservation. We are neutral on the proposed modification to IP Section 23.08.165(C)(4)(v). In the future, we hope this new standard will be applied consistently across all types of public accommodation, like restaurants, hotels, theaters, retail stores, museums, libraries, and parks.

Finally, we recommend that the process requirements for vacation rentals be similar regardless of community. Vacation rentals in Los Osos will face a different procedure than their competitors in Cambria, Cayucos, and Avila Beach. In Table 1, you can see that in unincorporated areas of the county, a vacation rental expects at least \$400 in application fees. Los Osos vacation rentals will pay a \$5000 fee for a Minor Use Permit (MUP). Our investors should operate on a level playing field, balancing with the community's capability to protect the local quality of life. Therefore, we propose eliminating the MUP requirement in Los Osos and changing the MUP to the same requirements for vacation rentals in Cambria, Cayucos, and Avila Beach.

At this time, vacation rentals offer the only opportunity for family lodging in Los Osos, CA. The profile of visitors to Los Osos is "typically looking for a more low-key visitor experience" (California Coastal Commission, 2022), which is why we have seen increasing demand for rentals. Our communities are authentic and unique, striving for the highest levels of environmental stewardship that make SLO CAL desirable. We share the Commission's common interest to protect, encourage, and provide lower-cost visitor and recreational facilities. And Visit SLO CAL invites the Commission to engage us to further this conversation to ensure policies strike the right balance for visitation, access, and stewardship. Thank you in advance for your time and consideration of our recommendations. Do not hesitate to contact my team and me at [Chuck@SLOCAL.com](mailto:Chuck@SLOCAL.com).

Sincerely,

Chuck Davison, CDME  
President & CEO  
Visit SLO CAL





**Board of Directors**

Mike Hanchett

Laila Fiege-Kollmann

John King

Shirley Lyon

Matt Masia

Gary Setting

Bram Winter

Cheryl Cuming  
*Chief Administrative  
Officer*

Tessa Cornejo  
*County Liaison*

July 6, 2020

Planning Commission, County of San Luis Obispo  
1055 Monterey Street  
San Luis Obispo, CA 93408

Dear Commissioners,

The CBID Advisory Board was briefed on the County's proposed amendments to Title 23 – Residential Vacation Rental Ordinance public review draft dated June 8, 2020 for the Los Osos community based on the Vacation Rental Guidelines for Los Osos submitted by LOCAC Land Use Committee on June 24, 2018.

The CBID Advisory Board appreciates the County staff carefully considering the impact of the proposed LOCAC recommendations. Our goal is to encourage sensible, reasonable regulations throughout all unincorporated communities so that this important visitor lodging segment can successfully operate and continue to serve the visitors seeking these accommodations. We all admit that the lack of data does not allow any of us to make a well-informed decision, and we know you understand, more than anyone, that the voice of all constituents, business owners and locals, need to be weighed and taken into account as the Commission makes their recommendation.

The CBID strongly supports the diversity of our county's visitor-serving accommodations as this mix creates an ideal experience for tourists. In our busy summer months, a lack of lodging inventory is a real challenge, as many of our available rooms are typically booked-out. Thus, it is critical our lodging capacity continue to expand so we can meet demand in order for our coastal communities to remain competitive with like destinations regionally and throughout California.

Sincerely,

Shirley Lyon, past chair  
Unincorporated San Luis Obispo County Tourism Business Improvement District

**San Luis Obispo County Tourism Business Improvement District**

P.O. Box 1875 | San Luis Obispo, CA 93406

**Phone** (805) 547.CBID (2243) | **Fax** (805) 547.2248 | [admin@SLOcountyBID.com](mailto:admin@SLOcountyBID.com) | [Highway1DiscoveryRoute.com](http://Highway1DiscoveryRoute.com)

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Wahl, Esme@Coastal](mailto:Wahl, Esme@Coastal)  
**Subject:** Fw: Public Comment on February 2022 Agenda Item Friday 16e - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1 Part F (Los Osos Vacation Rentals)  
**Date:** Wednesday, February 2, 2022 10:35:39 AM

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To include in your post SR corresp.

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**From:** Eve Gruntfest <evegruntfest@gmail.com>  
**Sent:** Tuesday, February 1, 2022 8:52 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on February 2022 Agenda Item Friday 16e - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1 Part F (Los Osos Vacation Rentals)

As a resident of Los Osos, I urge the California Coastal Commission to certify the Vacation Rental Ordinance for Los Osos that was approved by the County Board of Supervisors, and is fully supported by the California Coastal Commission staff report.

The Vacation Rental Ordinance was thoughtfully and carefully developed with broad public support and lots of community engagement. It represents the views of the vast majority of Los Osos residents. We recognize that our town attracts visitors and we already have hotels and vacation rentals to accommodate them.

The Ordinance allows a balance that preserves our vibrant community character for full time residents like me.

I am pleased to see that the Staff Report recognizes the severity of of the water supply and quality issues in Los Osos. I am also extremely concerned about the status of our groundwater as it's our only source of water.

We cannot accommodate any additional water use by residents or by visitors. People on vacation do not have a stake in the future of the sustainability of our groundwater, unlike local residents. They do not "pay" additional fees if they take multiple showers or do multiple loads of laundry every day after exercise and/or a beach visit.

Wisely, the California Coastal Commission Staff report supports the Vacation Rental Ordinance as a whole. On behalf of my neighbors I urge you to please certify the Vacation Rental Ordinance. Thank you.

**From:** [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**To:** [Wahl\\_Esme@Coastal](mailto:Wahl_Esme@Coastal)  
**Subject:** Fw: Public Comment on February 2022 Agenda Item Friday 16e - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1 Part F (Los Osos Vacation Rentals).  
**Date:** Thursday, February 3, 2022 2:03:21 PM

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**From:** Deborah Marzetta <debmarz.tt@gmail.com>  
**Sent:** Thursday, February 3, 2022 1:55 PM  
**To:** CentralCoast@Coastal <CentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on February 2022 Agenda Item Friday 16e - San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1 Part F (Los Osos Vacation Rentals).

Dear California Coastal Commission,

First of all I want to express my support and appreciation to the Coastal Commission staff for the Los Osos Vacation Rental Ordinance in its current form.

Concern over the issue of protecting housing stock and community quality has continued to build over the last 5 years. Our dedicated community has demonstrated their strong belief in this endeavor through letters, meetings and public comment. The proposed ordinance addresses the fundamental concern that exploitative unregulated development results in short term rentals which persistently cause conditions degrading the unique character and excellent quality of our established and highly valued community.

Lastly, I am grateful for your staff's contribution and congratulate them for a job well done.

Best regards,

Deborah Marzetta



**From:** [Tina Dickason](#)  
**To:** [Kahn\\_Kevin@Coastal](mailto:Kahn_Kevin@Coastal); [Wahl\\_Esme@Coastal](mailto:Wahl_Esme@Coastal); [CentralCoast@Coastal](mailto:CentralCoast@Coastal)  
**Subject:** Commission Agenda Items 16d and 16e, Feb. 11, 2022  
**Date:** Friday, February 4, 2022 4:31:56 PM

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Tina S. Dickason  
574 Leighton St.  
Cambria, CA

February 4, 2022

re: Agenda Items 16d and 16e, February 11, 2022

Dear Commissioners and Alternates,

**Agenda Item 16d**

I am writing to thank Commission Staff for recognizing the lack of sustainable water supplies in Cambria and Los Osos, and as a result, have suggested modifications to *not* allow ADUs in these two communities for the time being.

I would urge the Commission to follow the recommendations of Staff on this item.

**Agenda Item 16e**

I am not understanding Staff's position for agenda item 16e, however. If a lack of sustainable water poses an issue for ADUs in Cambria and Los Osos, then I would ask why Staff is only recommending "vacation rental permit holders to post signs inside the residence, to ensure that VCRs have the least impact possible on Los Osos's water supply," but not in Cambria? (See Modification 2). It is true that the LCP has some specific requirements for Cayucos and Cambria, but they do not include, to my knowledge, signs being placed in VCRs for the purpose of conserving water. Shouldn't both these communities have equal requirements addressing conservation in the LCP? Since both of these communities are in LOS III, why are the recommendations from Staff not squarely looking at the similarities that exist in both communities? I would ask that the LCP be amended to require that both communities address water conservation in the same way as it pertains to this agenda item?

Cambria has multiple visitor accommodation provisions which include hotels, motels, B&B's, in addition to approx. 400 licensed VCRs, Air B&Bs, homestays, etc. Los Osos, by comparison, has 3 hotels and 38 VCRs. Staff is recommending a maximum of 55 VCRs for Los Osos and water-conserving requirements. What about Cambria?

In the 2020 census, Cambria's population is 5,648, whereas Los Osos's population is 16,533, yet Staff is recommending a 500-foot buffer area from other VCRs in Los Osos, while Cambria has a 150-200 foot buffer zone between VCRs. Since both of these communities are in a LOS III, why are the recommendations from Staff not squarely looking at the similarities that exist in both communities, having to do with their limited supplies of water? Clearly, Cambria already has far more visitor serving provisions, which in turn, depend on much more water.

My husband and I had lunch in a Cambria restaurant today--a water-conserving sign was posted on each table (see attached). It would be very helpful to have similar signs posted wherever water is supplied to visitor-serving accommodations in Cambria, as Staff is

suggesting in Los Osos.

Please find an equitable solution to this agenda item and a more consistent application to the LCP.

Respectfully,  
Tina Dickason  
Cambra resident

FROM THE DESK OF:  
TONI LEGRAS

February 4, 2021

**RE: San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1 Part F (Los Osos Vacation Rentals).**

Dear Commissioners,

Please give this Ordinance a more thorough and thoughtful review.

The amendments recommended are completely inconsistent with the Vacation Rental Ordinance for the other communities in the unincorporated area. The proposed Ordinance for Los Osos is the most restrictive in the County, especially troubling are the following:

**1. Application Fees:** An STR application for Homes that meet the distance standard in Cayucos, Cambria, Avila, Morro Bay are less than \$400.00. The Application Fee for Los Osos would require an investment of over \$5,000.00 for a Minor Use Permit, as well hearings at the Board of Supervisors (at Taxpayer Expense) for each application - even for properties that meet the proposed distance standard and regulations. This is not fair or reasonable for an applicant that meets all the standards outlined in a final Los Osos Ordinance. **Eliminate the MUP requirement and set a reasonable fee of \$400.00 or less, that can be processed like all the other STR licenses in our County, without consuming Board time. This would be appropriate, and would be consistent with the other application/license protocols in our county.**

**2. Distance Standard:** The most restrictive distance standard currently in place in the other unincorporated communities is 200 ft., in Cambria. A 500 Ft Standard is unnecessary, as there are very few complaints in the other similar communities with distance standards half of this measure. **Keep a distance standard of 200 ft or less to be consistent with existing Ordinances in the unincorporated area.**

**3. Cap:** Given the high percentage of homes that hold licenses (60%) without using them as visitor serving lodging, a cap of only 55 is inappropriate without a provision that the home must be actually utilized as Visitor Serving Lodging. This cap is also inconsistent with the other ordinances in the Unincorporated area of SLO, which do not have Caps. **Eliminate the Cap or increase it to at least a reasonable percentage of the existing homes. Other communities have approximately 3%- 5% Short Term Rentals licensed. A cap of 55 would be less than 1% for Los Osos.**

While I am very supportive of responsible regulation of Short Term Rentals, I am also supportive of a consistent, fair application and licensing process for the Coastal Regions in San Luis Obispo County. In addition, I applaud the Coastal Commission's central mission to keep the coast accessible to families. Short term Rentals are the best option for Families to experience the Coastal regions of California.

This is one of more overbearing, over restrictive, ordinances I have seen proposed in San Luis Obispo County, nearly an outright ban.

For the last 20 years I have been the owner of a Property Management Company (Beachside Rentals) offering Short-term and Long -Term rentals on the Central Coast.

Our company has been a vocal advocate of responsible renting for all properties. I have followed all the ordinance developments in California over several years, with a lot of experience and knowledge of the complicated subject it presents.

We have a tremendous respect for the concerns of the neighbors, while believing that well managed, properly licensed Short-Term Rentals are a benefit to the Community, the County and to those who are able to bring their families to experience an amazing area on the California Coast.

Please take more time to vet this Ordinance, so it is in line with the mission of the Coastal Commission and is consistent with with the existing Ordinances San Luis Obispo Coastal regions.

respectfully,

Toni LeGras

CEO/Beachside Rentals Inc.

590 Binscarth Road  
Los Osos, CA 93402  
February 4, 2022

Subj: 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 Los Osos Vacation Rental Ordinance. Please approve this ordinance as presented to you today.

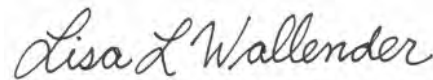
This ordinance is the product of a thorough public process that began with the active participation of many people representing a good cross-section of this community, and culminated in the recent thoughtful conferrals between your staff and SLO County to better understand and resolve some last minute questions.

I appreciate your staff's perceptive analysis of Los Osos' unique character and its challenges with respect to vacation rentals. Most notably, unlike many other coastal communities, Los Osos is not a tourist town. Rather, Los Osos is a low key bedroom community. In an increasingly difficult housing market, and with resource limits that constrain growth here, protecting housing for residents is our greatest imperative.

This ordinance strikes a good balance between protecting housing and community character and providing visitor accommodations. As you know, the vacation rental landscape has changed in recent years, with significant impacts in many communities throughout the state. The standards in this ordinance were developed based on lessons learned from these other places, especially our other local coastal communities.

I extend my thanks to your staff for their well-considered recommendations, and I thank you for your thoughtful consideration. Please approve this ordinance as is.

Sincerely,

A handwritten signature in dark ink, reading "Lisa L Wallender". The signature is written in a cursive, flowing style with a large initial "L".

Lisa Wallender

## **CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
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# F16e

**LCP-3-SLO-21-0027-1-PART F (LOS OSOS VACATION RENTALS)**

**FEBRUARY 11, 2022 HEARING**

**CORRESPONDENCE**





October 13, 2021

California Coastal Commission  
Central Coast District  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**Re: San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)**

Dear Commissioners,

I am writing today in reference to Item #20F on your October 15, 2021 agenda, a hearing to consider a request to amend the Local Coastal Program's (LCP) Implementation Plan (IP), establishing specific requirements to the community of Los Osos.

Visit SLO CAL is the countywide destination marketing and management organization for San Luis Obispo County (SLO CAL). We represent all lodging properties in the county including hotels/motels, Bed & Breakfasts, RV parks, and vacation rentals. We are active not only in marketing the destination to potential visitors, but also in advocating on behalf of the industry with our local governments and state and federal officials.

The Travel & Tourism industry in San Luis Obispo County, including vacation rentals, provided over \$1.2 billion in local community investments last year, as well as over \$66 million in local public funding, despite the economic impact of COVID-19. While it is no secret that our industry has been severely impacted by the current pandemic and travel restrictions, our industry is doing everything they can to prevent the spread of COVID-19 and protect the visitors that do come into our county. There have been no cases of COVID-19 linked back to one of our lodging properties to-date.

In relation to the proposed amendments, we very much understand the need for sensible regulations and to ensure that our communities remain authentic, keep their unique characteristics, and most importantly, that our residents maintain a high quality of life. We also know that several Community Advisory Councils across the county are watching this process diligently, waiting to amend their own vacation rental regulations based on the action that the Coastal Commission takes on this matter.

**We encourage the Coastal Commission to consider a modified approach allowing more vacation rentals along the coastline, compliant with the Coastal Commission's support of vacation rentals as low-cost visitor serving accommodations; and instituting a more reasonable density barrier further inland. The proposed 500-foot buffer is inconsistent with the buffers in other unincorporated communities; it is much larger than the 200-foot buffers required in Cambria, the 50-100-foot buffers required in Cayucos and the 50-foot**



**buffers required in Avila Beach. Additionally, we would ask that the proposed cap of 55 vacation rental units be eliminated, as there are no caps for other unincorporated communities in San Luis Obispo County, and at a minimum, that existing vacation rentals be grandfathered in. Lastly, we would recommend that there be no Minor Use Permit requirement for those that comply with distance standards, as this is more restrictive than all of the other minor use permits in the county.**

We are supportive of the limitation of vacation rentals to single-family dwelling units, as we know that we are in dire need of affordable housing and that the multi-family dwelling units are a great solution.

While we understand the urge to implement a density barrier across the entire community to “lessen the impact”, we know that there is no true data across the country showing that vacation rentals are not compatible with residential communities or that they in some way cause harm. That claim is backed by the lack of valid code enforcement complaints that communities receive regarding vacation rentals. Many of the single-family homes along our coastline are second homes for people that visit our communities for only a few weeks each year. Those homes can either be vacant for the remainder of the year, sitting idly by generating no benefit, or they can be used to welcome visitors from around the world, to show off our communities and to gain the much-needed financial investment they make in our restaurants, retailers and local experiences.

We would also support a continuance on this decision extending the deadline for final Commission action on the proposed amendment by one year so that additional due diligence can be completed.

Our industry is dedicated to the communities we serve and we ask that as you make a decision on this amendment, you consider the industry’s contribution and dedication to the community.

If you have additional questions or concerns, please contact me at [Chuck@SLOCAL.com](mailto:Chuck@SLOCAL.com).

Thank you for your consideration,

Chuck Davison, CDME  
President & CEO,  
Visit SLO CAL

**From:** [Patrick McGibney](#)  
**To:** [Wahl, Esme@Coastal](mailto:Wahl_Esme@Coastal)  
**Subject:** Vacation Rentals  
**Date:** Sunday, December 5, 2021 1:19:54 PM

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Greetings Esme, I'm sharing a correspondence thread I had with Sue Morgenthaler who is on LOCAC regarding vacation rentals. I just spoke with Pat Veasart who suggested I share my concerns with you. Vacation rentals are another draw on our water basin. Out of town renters don't share our concerns of conserving water, and there are some in our community who make their living off exploiting our water source. Are the concerns below expressed by Sue M. accurate? What can you share in regards to the Vacation Rental Ordinance that was before the Commission?

Thank you for all you're doing, it's good that the Central Coast has CCC representation once again - and from someone so capable.

As with all threads, start at the bottom.

Sincerely,  
Patrick McGibney  
Los Osos Sustainability Group

Begin forwarded message:q

**From:** Sue <[smrgnthlr@gmail.com](mailto:smrgnthlr@gmail.com)>  
**Date:** December 3, 2021 at 7:05:28 PM PST  
**To:** Patrick McGibney <[Patindi@aol.com](mailto:Patindi@aol.com)>  
**Subject: Re: Agenda for LUC**

Hi Patrick,

Unfortunately nothing happened at the CCC. All they did was vote to extend their deadline to hear our ordinance. I think it works this way- because it is an amendment to an LCP, they only had 3 months from presentation to make a decision. By law they are allowed one 1-year extension. That is what they voted on. There was no discussion, it was on the consent agenda.

I believe the staff may have been approached by a vacation rental agent from Los Osos. A couple days before our meeting with the commission we went from a glowing staff report to a postponement and the questioning of 3 things-

1. Is it appropriate that the 500' buffer be between a vacation rental and any type of short term rental rather than between 2 vacation rentals? This is language (approximately) from the Title 23 vacation rental ordinance and it is now being questioned countywide.

2. They are questioning the 500' buffer.
3. Should it be required that a homeowner use his vacation rental license or lose it?

We are making our push now to fight back.

If you'd like to talk, tell me when would it be good for you Saturday or Sunday and we'll talk. Sue

Sent from my iPhone

On Dec 3, 2021, at 6:12 PM, Patrick McGibney  
<[patindi@aol.com](mailto:patindi@aol.com)> wrote:

Thanks Sue. These are on my radar and I'm on the list of interested parties. The first 3 will be appealed and I think the vacation rental should be also, but I'd like to speak with you on what happened with the CCC regarding VR? Would you call me when you have a minute?

Blessings,

Patrick

On Dec 3, 2021, at 3:59 PM, Susan Morgenthaler <[smrgnthlr@gmail.com](mailto:smrgnthlr@gmail.com)> wrote:

Hi PAtrick,

Here is the agenda for the Land use Committee on Monday the 6th, 7pm on zoom. Lots of new water usage. We have one project that is asking for a new house with a swimming pool! I think that might be for discussion in January, not sure if it is on Monday's agenda or not! Anyway we also have one Vacation Rental.

Thanks, Sue

<LUC Agenda 12:6:2021.pdf>





October 13, 2021

California Coastal Commission  
Central Coast District  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**Re: San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0027-1-Part F (Los Osos Vacation Rentals)**

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The Travel & Tourism industry in San Luis Obispo County, including vacation rentals, provided over \$1.2 billion in local community investments last year, as well as over \$66 million in local public funding, despite the economic impact of COVID-19. While it is no secret that our industry has been severely impacted by the current pandemic and travel restrictions, our industry is doing everything they can to prevent the spread of COVID-19 and protect the visitors that do come into our county. There have been no cases of COVID-19 linked back to one of our lodging properties to-date.

In relation to the proposed amendments, we very much understand the need for sensible regulations and to ensure that our communities remain authentic, keep their unique characteristics, and most importantly, that our residents maintain a high quality of life. We also know that several Community Advisory Councils across the county are watching this process diligently, waiting to amend their own vacation rental regulations based on the action that the Coastal Commission takes on this matter.

**We encourage the Coastal Commission to consider a modified approach allowing more vacation rentals along the coastline, compliant with the Coastal Commission's support of vacation rentals as low-cost visitor serving accommodations; and instituting a more reasonable density barrier further inland. The proposed 500-foot buffer is inconsistent with the buffers in other unincorporated communities; it is much larger than the 200-foot buffers required in Cambria, the 50-100-foot buffers required in Cayucos and the 50-foot**





**buffers required in Avila Beach. Additionally, we would ask that the proposed cap of 55 vacation rental units be eliminated, as there are no caps for other unincorporated communities in San Luis Obispo County, and at a minimum, that existing vacation rentals be grandfathered in. Lastly, we would recommend that there be no Minor Use Permit requirement for those that comply with distance standards, as this is more restrictive than all of the other minor use permits in the county.**

We are supportive of the limitation of vacation rentals to single-family dwelling units, as we know that we are in dire need of affordable housing and that the multi-family dwelling units are a great solution.

While we understand the urge to implement a density barrier across the entire community to “lessen the impact”, we know that there is no true data across the country showing that vacation rentals are not compatible with residential communities or that they in some way cause harm. That claim is backed by the lack of valid code enforcement complaints that communities receive regarding vacation rentals. Many of the single-family homes along our coastline are second homes for people that visit our communities for only a few weeks each year. Those homes can either be vacant for the remainder of the year, sitting idly by generating no benefit, or they can be used to welcome visitors from around the world, to show off our communities and to gain the much-needed financial investment they make in our restaurants, retailers and local experiences.

We would also support a continuance on this decision extending the deadline for final Commission action on the proposed amendment by one year so that additional due diligence can be completed.

Our industry is dedicated to the communities we serve and we ask that as you make a decision on this amendment, you consider the industry’s contribution and dedication to the community.

If you have additional questions or concerns, please contact me at [Chuck@SLOCAL.com](mailto:Chuck@SLOCAL.com).

Thank you for your consideration,

Chuck Davison, CDME  
President & CEO,  
Visit SLO CAL

December 8, 2021

Subject: The Los Osos Vacation Rental Ordinance

To: Kevin Kahn / California Coastal Commission

Dear Kevin Kahn,

I want to submit a little input regarding the Los Osos Vacation Rental Ordinance as it is being reviewed. I commend the staff report prepared on Oct. 1st, 2021. The report supports and understands the limiting factors specific to Los Osos. The Ordinance integrates vacation rentals within the context of our community, and with respect to preserving community character, protect coastal resources, preserve housing stock, and is consistent with local land use policies. These fundamental set of parameters center on the groundwater basin, sewer, and ESHA, and the constraints of these issues on our housing supply is most elemental in answering why we need the set of regulations in place for vacation rentals. Every house taken away and turned into a vacation rental is a magnified loss for Los Osos.

The 500 ft. Density distribution regulation is well suited to the varied types of landscapes that define our neighborhoods. With our unique location being on the bay, the residential layout in Los Osos is not cookie cutter. It's not a consistent rectilinear grid layout, nor are all the properties uniform. This unique landscape following the edge of the Morro Bay shoreline is varied with different residential lot sizes, widths and lengths - some properties are multiple acres, and some are 25ft. wide. Also, there are sloped hill neighborhoods where through traffic for fire and safety vehicles are the utmost importance. This unique landscape is different from Avila and Cayucos. The problem without a minimum Density 500 ft. radius is that VRs could be placed in concentrations in close proximity, and targeted areas of shoreline bayside properties and in the upper view neighborhoods in the hills. The 500 ft. radius will assist in the spreading out of VRs into all neighborhoods, and therefore sharing the integration as to not over concentrate any one neighborhood as a vacation rental target area. The Cap works with the Density regulation by providing a security into the future, and together prevent over loading our community with too many VRs, or too many in one area. Without these regulations, Los Osos could see a vanishing of the full time resident population, and the diversity of people that make our community unique. Los Osos has already seen a depletion of affordable housing and long term rentals from the short term rental trend, including non-permitted VR platforms, and compounded with the California housing crisis.

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

The questioning of the unused permit holders is a County-wide concern. The County could solve the problem outside of the Los Osos VR Ordinance, and not hold up this much needed ordinance. The use of setting time limits for unused VR permits, plus the addition of a lottery system might be a good start.

If you have any questions, please let me know.

Sincerely,

Lisa Denker  
Los Osos

**From:** [Robin and/or Joe McPeak](#)  
**To:** [Kahn, Kevin@Coastal](#); [Wahl, Esme@Coastal](#)  
**Subject:** Los Osos Vacation Rental Ordinance  
**Date:** Wednesday, December 8, 2021 9:05:20 AM

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To: Kevin Kahn  
Esme Wahl

Date: December 8, 2021

Subject: Los Osos Vacation Rental Ordinance

I am writing to state my support for the Los Osos Vacation Rental Ordinance. I expect you have recently received several similar email correspondences from people I participated with developing and shepherding what originally were known as the Los Osos Vacation Rental Guidelines through the process of codification: drafting guidelines with extensive community input with compromises made, approval from the Los Osos Community Advisory Committee and its Land Use subcommittee, County planners, County Planning Commission (passed unanimously), and the Board of Supervisors (passed by a 3-2 majority).

I understand you feel that there are three issues in the ordinance that require further consideration. These questions deal with vacation rentals versus homestays, placeholder vacation rentals (vacation rentals that are never actually rented out), and buffer guidelines.

The first two issues are driven by County action. I think these issues were raised by opponents of the ordinance amendment only to distract.

The county vacation rental ordinances for all unincorporated coastal communities include in the buffer requirements distance from all visitor-serving accommodations, which includes homestays. There is nothing novel with this being included in the ordinance amendment for Los Osos.

Placeholder vacation rentals are not relevant to this discussion either. A licensed vacation rental is a property that is **allowed** to be rented out. It may not have been rented out yesterday or today. But the property **could** very well be rented out tomorrow. It holds a license to be **potentially** rented.

A number of county supervisors have discussed their displeasure in not benefitting from transitory occupancy taxes from placeholder vacation rental licenses in the unincorporated areas. The onus is on the county to determine how to discourage placeholder licenses and the policy should not just apply to Los Osos but to other unincorporated coastal towns as well. For example, an expiration date could be placed on the license which would require the licensee

to pay a renewal fee. The county planning commission suggested putting an expiration date on the multi-use permit. This is one step the county could take to discourage placeholder vacation rentals.

The 500-foot buffer requirement is the key to this ordinance amendment for Los Osos, a real town with real homes for real people. Los Osos differs from the county's other unincorporated coastal towns in that these other towns are heavily focused on tourism, have much smaller populations and a smaller proportion of year-round residents than Los Osos. The difference results in a need for a different standard to be applied for community policies and ordinances.

We are talking about a vacation rental ordinance for Los Osos that allows for a limited number of vacation rentals placed throughout the town and provides overnight options to coastal visitors yet does not allow an over saturation of vacation rentals in a neighborhood. The 500-foot buffer between vacation rentals and other visitor-serving accommodations will help protect the housing stock and our community character. The county's other unincorporated coastal towns have smaller buffers but the density standard for these more tourist-focused towns should not be applied to Los Osos, a residential town.

I appreciate your attention to my concern to maintain Los Osos as a real town with real homes for real people.

Best,

Robin McPeak  
Los Osos

**From:** [Susan Morgenthaler](#)  
**To:** [Kahn, Kevin@Coastal](mailto:Kahn.Kevin@Coastal)  
**Cc:** [Wahl, Esme@Coastal](mailto:Wahl.Esme@Coastal)  
**Subject:** Los Osos Amendment to Title 23 Vacation Rental Ordinance- Regulations being reconsidered  
**Date:** Sunday, December 5, 2021 3:16:23 PM  
**Attachments:** [Letter on reconsidered regulations Los Osos Vacation Rental Ordinance.pdf](#)

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Kevin,

Some of us who helped create the Los Osos Vacation Rental Guidelines, now the Los Osos amendment to the Title 23 Vacation Rental Ordinance, would like to communicate with you, explain how and why these regulations were crafted, specifically the regulations you are reconsidering. Perhaps we can give you another point of view.

Thank you for your concern and dedication to our Ordinance.

Here is my correspondence to you.

Thanks,

Sue Morgenthaler

Los Osos Resident

LOCAC/Land Use Committee



December 5, 2021

To: Kevin Kahn, Coastal Commission

From: Sue Morgenthaler, Los Osos

Dear Kevin,

Back in October when the Los Osos Vacation Rental Amendment to the Title 23 Ordinance was first scheduled for approval with the Coastal Commission, we asked our community, through their correspondence, to support your staff report. It seemed you had understood the thinking and concerns that went into crafting each regulation and how they all work together as a whole. We felt you appreciated the balance we were trying to achieve, how the document works to integrate vacation rentals into our neighborhoods while protecting the integrity of our community.

Now, since writing that report, our hearing was postponed, and you are questioning several things.

A quick step back in time...initiated by the community, LOCAC and the Land Use Committee engaged the public in discussions and workshops to negotiate a set of guidelines by which to judge vacation rentals. The meetings were attended by a diverse group of residents; those who wanted no more vacation rentals in Los Osos to a small but loud group of realtors/managers who publicly proclaimed the entire shoreline should be converted to vacation rentals, to those who understood the need to integrate vacation rentals into the community and wanted to find a balance.

After nearly a year the parties, all of whom had an equal opportunity to participate, arrived at a compromise. Since then, the guidelines adapted into the Los Osos Amendment to the Title 23 Vacation Rental Ordinance and were approved by the SLO County Planning Commission and the SLO County Board of Supervisors.

A few of us are writing to you now, to share with you our perspective on the points you are challenging. We are a community of people dedicated to finding a balance between honoring the Coastal Commission's precedent to provide access to the coast for all and to honor the right of Los Osos to preserve its community, "to accommodate vacation rentals in a way that respects local context".

The Los Osos specific regulations as they exist in the ordinance are reasonable and balanced, they allow for the integration of vacation rentals into the community, spreading them out to protect the neighborhood character. That is where the 500' buffer comes in.

I understand the 500' buffer is being questioned; first questioned is the language used countywide that a buffer exists between all existing short-term rentals (rather than between vacation rentals themselves), but also questioned is the buffer itself, specifically the 500'.

Regarding the buffer itself, since there is a cap, why is a 500' buffer at all egregious, why should anyone question it? A 500' buffer does not limit the number of allowed vacation rentals, we have a cap. All it does is spread them out more evenly so that one particular neighborhood is not unfairly harmed or compromised. There is no need to destroy a neighborhood, to what goal?

Also, if the goal is truly to accommodate visitors, an honest approach would be to spread the rentals more evenly throughout the community so people of all economic status can afford to visit. A 500' buffer will help to achieve this. Vacation rentals do not have to be just for the wealthy.

To address keeping the countywide language of the buffer being between a vacation rental and any short-term housing option inclusive of a homestay, I do not take a stand as it appears to be a countywide concern, but it is important to note that it cannot always be assumed that a licensed homestay always acts as a homestay.

Some homestays are presently operating in Los Osos as vacation rentals. There are no code enforcement checks, there is no on-site checking done by the county when a homestay is applied for. There seems to be no process to ensure a homestay operates as a homestay. In a manner of speaking, this language protects us as a sort of built-in code enforcer.

It is also important to remember here that early regulations for vacation rentals were made when times were different. Now that the internet has taken over and the popularity and ease at which vacation rentals can be had is through the roof, most towns are having to create new regulations after the fact, to stop the rampant destruction of their communities.

Perhaps it is time to move from the standard language and listen to a community with different ideas, eager to protect itself. Bear in mind there was considerable thought behind the 500' buffer, please respect our community and maintain that number, help us protect our neighborhoods.

Los Osos is fortunate; we have the opportunity to be proactive. We can fulfill the mandate of the Coastal Commission in a balanced and guided way while still preserving the character of our town.

Thank you for all your work on this,  
Sue Morgenthaler  
Los Osos Resident



My name is William Mehring and I live in Cabrillo Estates, los Osos. I am very concerned about how many people in the neighborhood are narrowing the use of our homes. I have legally applied for a homestay permit and have been granted it. I think it's very important that this is always maintained and that. I think we must ensure that as we are loading more and more controls on our properties and how your neighbors can see how you can use your land and home that this does not get out of control. I don't want not want my property rights to be diminished any more than they already are. A lot of people in the 08 crash would have lost their homes if it was not for the ability to rent out some or all of their homes. I will never have a person renting out one of my rooms without me being here and that is my choice but I am concerned that people have the right to do with their property what they want as long as they keep up their homes. This includes renting out the entire home. If anything the correct direction might be to increase the laws that govern noise and where people can call police if things get out of hand. There can also be restrictions on parking such as I have been placed on my homestay application. I have enjoyed renting out rooms to people from other countries and learning about their culture. There are also financial rewards to this as well as the increased sense of a global community. My stand is that homestay should always be allowed and I am concerned about losing the freedom to rent out my house if I wish to. I think about this for other people that might be in a difficult financial situation. Be careful on the slippery slope. Sincerely, Dr. William Mehring

**From:** [Susan Morgenthaler](#)  
**To:** [Wahl, Esme@Coastal](mailto:Wahl.Esme@Coastal)  
**Cc:** [Lisa Wallender](#); [Lisa Denker](#); [Trish Bartel](#); [Robin McPeak](#)  
**Subject:** Hello from Sue Morgenthaler of Los Osos  
**Date:** Sunday, December 5, 2021 1:34:09 PM

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Hi Ms.Wahl,

I am Sue Morgenthaler, a resident of Los Osos and an original participant in the creation of the Los Osos Vacation Rental Guidelines, now known as the Los Osos Amendment to the Title 23 Vacation Rental Ordinance.

I understand you are the new Central Coast representative for the Coastal Commission. As you know, Los Osos has an amendment to the Title 23 Vacation Rental Ordinance before the commission. The staff reported completely in our favor In October before they were given a reason to question a few of our regulations.

In November we were postponed indefinitely, I guess to conform to the procedure of amending an LCP.

We, those of us working to represent and activate the community of Los Osos in this endeavor, are in the process of writing our thoughts and reasons for our words to Kevin Kahn. We had held off doing so in October, we thought it best to just thank the staff and support them for understanding why we had done what we did and how all of our regulations worked together to find a balance between welcoming vacation rentals into the community and at the same time protecting the character of our neighborhoods.

I believe you are our new Central Coast representative and I was wondering if you would be interested in us putting you into our loop to keep you informed of what we are doing?

Patrick McGibney gave you a glowing review! so I thought I would contact you and introduce myself.

We are grateful to have a representative of the Commission that we can approach. As you know, there are so many things going on in Los Osos right now, from water usage to vacation rentals to habitat abuse. We are unincorporated and as such have no government. The county really has dropped the ball, and if their new redistricting goes through, we will never hear from them again! So to be able to reach out to the Coastal Commission is gold.

Thank you,  
Sue Morgenthaler  
Los Osos Resident  
LOCAC Secretary, member of the Land Use Committee

**From:** [Kahn, Kevin@Coastal](mailto:Kahn.Kevin@Coastal)  
**To:** [Wahl, Esme@Coastal](mailto:Wahl.Esme@Coastal)  
**Subject:** FW: Vacation Rental Ordinance in Los Osos  
**Date:** Tuesday, December 7, 2021 9:16:06 AM

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**From:** bboyd <bboyd2002@earthlink.net>  
**Sent:** Tuesday, December 7, 2021 8:54 AM  
**To:** Kahn, Kevin@Coastal <Kevin.Kahn@coastal.ca.gov>  
**Subject:** Vacation Rental Ordinance in Los Osos

**To:** Kevin Kahn, Staff District Supervisor for the Central Coastal District, California Coastal Commission  
**From:** Beverly Boyd, Los Osos Resident  
**Date:** December 7, 2021  
**Subject:** Vacation Rental Ordinance in Los Osos

Thank you and your staff for your initial recommendation to the Coastal Commission of the Los Osos Ordinance regarding vacation rentals. Based on months of public outreach, including extensive discussions at multiple meetings with the Los Osos community as well as research of standards set by other coastal towns, even those in other counties, LOCAC approved the document that the Land Use Subcommittee had created. The Vacation Rental (VR) Ordinance was then approved, as you know, by the San Luis Obispo Planning Commission as well as the SLO County Supervisors. Now you are reviewing it again.

I understand that you are questioning the 500-foot distance requirement between vacation rentals. That part of the Ordinance actually represents a compromise. Whereas some in the community wanted no restrictions at all, I believe businesses (and VRs are businesses, after all!) should not be located in residential zones. Business or mixed-used zones are where they belong.

This became most apparent to me when a VR application appeared for what would have been another VR next door to an existing one on the Santa Lucia/Pasadena Avenue corridor where other VRs exist as well. Wrapped around this beautiful corner of Los Osos is the bay itself, making that street one of the most desirable streets in town. If it weren't zoned "residential," a developer would have snapped it up and built an enormous hotel there. Since 1969, long before I moved to Los Osos, I have visited relatives who live on that street. It's a quiet neighborhood of caring residents who know and look out for each other. It—or any other street in town—should not become what is, in effect, a motel row.

This neighborhood, like others, has done more than its fair share to accommodate short-term rental visitors to this coastal community. Neighbors have endured raucous parties and negligent behaviors with no help from County Code Enforcement when it's needed. With only two sheriffs patrolling the coast from San Simeon to Avila Beach, help from them isn't always available. This is true for other neighborhoods as well.



With VRs throughout the town, ones that aren't reflected on the County's map or in its records, it's even more important that there be a 500-foot rule for legal VRs.

No neighborhood should bear the burden of a plethora of VRs. If we must have VRs in residential districts, then they should be scattered in all areas of the town, thereby providing affordability to more people. Los Osos is an unincorporated bedroom community with a population one-and-a half times the size of the city of Morro Bay. We need housing for permanent residents, especially for those who need long-term rentals. For them, too, please support the 500-foot VR rule. Thank you.

Sincerely,  
Beverly Boyd

**From:** [Kahn, Kevin@Coastal](mailto:Kahn.Kevin@Coastal)  
**To:** [Wahl, Esme@Coastal](mailto:Wahl.Esme@Coastal)  
**Subject:** FW: vacation rental ordinance for Los Osos CA  
**Date:** Monday, December 6, 2021 3:45:37 PM

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**From:** Trish Bartel <[trishbartel00@gmail.com](mailto:trishbartel00@gmail.com)>  
**Sent:** Monday, December 6, 2021 1:30 PM  
**To:** Kahn, Kevin@Coastal <[Kevin.Kahn@coastal.ca.gov](mailto:Kevin.Kahn@coastal.ca.gov)>  
**Subject:** Fwd: vacation rental ordinance for Los Osos CA

Try again

Sent from my iPhone  
Trish Bartel

Begin forwarded message:

**From:** Trish Bartel <[trishbartel00@gmail.com](mailto:trishbartel00@gmail.com)>  
**Date:** December 6, 2021 at 1:20:23 PM PST  
**To:** [kevinkahn@coastal.ca.gov](mailto:kevinkahn@coastal.ca.gov)  
**Subject:** vacation rental ordinance for Los Osos CA

Dear Mr. Kahn,

I am writing to request a meeting with you. I am the Chair of Los Osos Community Advisory Council (LOCAC). I have been involved from the absolute beginning on getting the vacation rental guidelines/ordinance approved first by the community through focus groups/petitions, to getting LOCAC approval, then the SLO County planning department, Planning Commission, and finally the Board of Supervisors of SLO County.

LOCAC has been made aware that the California Coastal Commissioners have some questions on how the ordinance was created. We in LOCAC would be happy to clear up any questions and to make sure you hear the answers from the community of Los Osos.

We will clear our calendars to be available to answer questions.

Thanks for your time and let me know if you can arrange a time to meet on Zoom, in person or by phone.

Sincerely,

Trish Bartel

Chair, Los Osos Community Advisory Council  
949-212-8158

I am writing a response to the proposed short term vacation rental ordinances proposed by the County with the intent of postponing the adoption of the ordinances and to revise the ordinances to protect the Residents and vacationers of Los Osos.

What makes Los Osos different from other central coast, coastal communities where we need a buffer up to 10 times larger than these communities? It is stated that 19 of 38 current vacation rentals are not within compliance of the new ordinances. But according to the county interactive land use map and the measuring tool on the map, with both the "Vacation rental" and "All lodging" (which includes homestays) boxes checked, there are only 5 vacation rentals that have more than 500' between them and the nearest "lodging service". This, as stated in your recommendation, will decrease the number of vacation rentals and could potentially wipe them out with there being no cap/density requirement for homestays. For example, if we continue to add homestays with no cap/density, but include homestays as a "lodging service" in the 500' buffer requirement, then over time the vacation rentals could completely go away. This would leave only homestays. Homestays do not accommodate 3+ size families that are trying to visit our town. Also, it needs to be cleared up whether a cap/buffer will be required for homestays. The new ordinances written from the county says that the buffer will apply to any "lodging service" and homestays are considered a lodging service. The staff recommendation seems to think that the buffer/cap will not apply to the homestays.

The county estimates that there are 38 vacation rentals in Los Osos. The truth of the matter is there are 38 LEGAL vacation rentals in the area. On Air Bnb there are 41 "Entire Residential House" rentals and 50 listed as "entire home" on VRBO. With my estimates, disregarding the double postings between ABNB, VRBO, and other booking sites (craigslist, booking.com, ie.) I estimate there are 65 entire home vacation rentals in Los Osos. Their listing as an "entire home" concludes that these are vacation rentals not homestays. There are also dozens of entire "Cottages" and "guest houses" which are not legal to rent as vacation rentals. The demand for vacation rentals cannot be met with the cap and the buffer. If our intention as a community is to support small businesses within our town and accommodate those who would like to visit, the new ordinances do not allow for any growth in vacation rentals or even the sustainability of vacation rentals.

From a geometry perspective, the cap will never be met with the buffer requirement that will be implemented- How many 1000' diameter circles (each circle representing a vacation rental and/or lodging business) can you fit in the residential area of Los Osos? From google earth area measurements I've calculated 60 million sq. ft. With no spaces between circles, you can fit 49 1000' diameter circles in that square area. We couldn't meet the cap if there were no lodging business' and every vacation rental was spaced exactly 500' apart.

There is already a huge barrier of entry to obtaining a vacation rental permit in Los Osos because of the requirement of a minor use permit. This \$3,000 expense is already an obstacle for the local resident that wants "the possibility" to obtain a short term rental permit to offset the cost of living here. I speak for myself and other neighbors that want to be able to rent out our homes on the weekend when we are out of town. I am passionate about this issue because I am one of the residents that will be affected by these new ordinances. I submitted my permit application and payment on Aug 23, 2021 and I have not gotten responses back from the land use committee and LOCAC which is required for a minor use permit. After these ordinances are adopted, my home will not qualify because of a homestay that is 480' away! I am currently still in the middle of the minor use permit process and have not been able to

get a recommendation from the Los Osos LUC or LOCAC. I have also been told by the County that my minor use permit will get denied because the decision makers will “base their decision on the proposed ordinances.” The County and the Minor Use permit process is enough to keep us from obtaining a permit, so these proposed ordinances don’t solve anything.

I urge you to postpone adopting this ordinance until different guidelines that promote sustainable growth and realistic buffer requirements. I also urge the county to look at other cities that actually have an issue with vacation rentals such as southern California vacation hot spots to see what ordinances they have adopted such as setting a max number of stays/year, requiring the vacation rental to be a primary residence, or the LOCAC suggestion of 1 vacation rental per person.

Also, If the County is worried about the effects of vacation rentals on cost of living, they should start enforcing the vacation rental permit requirement to operate a vacation rental. There is no use in adopting more ordinances when the majority of the vacation rentals listed are not legal.

Thank you for your time. I appreciate your thoughtful consideration of my statement.

**From:** [Kahn, Kevin@Coastal](mailto:Kahn.Kevin@Coastal)  
**To:** [Wahl, Esme@Coastal](mailto:Wahl.Esme@Coastal)  
**Subject:** FW: Los Osos Vacation Rentals Commission Item  
**Date:** Tuesday, December 7, 2021 9:17:02 AM  
**Attachments:** [Los Osos VR Regulations.Coastal Commission.2021.10.15.pdf](#)  
[image003.png](#)

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**From:** Craig, Susan@Coastal <[Susan.Craig@coastal.ca.gov](mailto:Susan.Craig@coastal.ca.gov)>  
**Sent:** Tuesday, November 2, 2021 1:43 PM  
**To:** Kahn, Kevin@Coastal <[Kevin.Kahn@coastal.ca.gov](mailto:Kevin.Kahn@coastal.ca.gov)>  
**Subject:** FW: Los Osos Vacation Rentals Commission Item

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**From:** Chuck Davison <[Chuck@SLOCAL.com](mailto:Chuck@SLOCAL.com)>  
**Sent:** Tuesday, November 2, 2021 1:11 PM  
**To:** Craig, Susan@Coastal <[Susan.Craig@coastal.ca.gov](mailto:Susan.Craig@coastal.ca.gov)>  
**Subject:** Los Osos Vacation Rentals Commission Item

Susan,

I am writing today in reference to the Los Osos Vacation Rental item to be heard by the Coastal Commission and the request to amend the Local Coastal Program's (LCP) Implementation Plan (IP), establishing specific requirements to the community of Los Osos.

As outlined in the attached letter to the Commission Visit SLO CAL, the countywide destination marketing and management organization representing lodging (hotels, vacation rentals, B&Bs and RV Parks) is asking the Commission to consider a modified approach, allowing more vacation rentals along the coastline, compliant with the Coastal Commission's support of vacation rentals as low-cost visitor serving accommodations; and instituting a more reasonable density barrier further inland. The proposed 500-foot buffer is inconsistent with the buffers in other unincorporated communities; it is much larger than the 200-foot buffers required in Cambria, the 50-100-foot buffers required in Cayucos and the 50-foot buffers required in Avila Beach. Additionally, we would ask that the proposed cap of 55 vacation rental units be eliminated, as there are no caps for other unincorporated communities in San Luis Obispo County. There continues to be a majority of licensed vacation rentals that go unrented all year in Los Osos. Lastly, we would recommend that there be no Minor Use Permit requirement for those that comply with distance standards, as this is more restrictive than all of the other minor use permits in the county

We are supportive of the limitation of vacation rentals to single-family dwelling units, as we know that we are in dire need of affordable housing and that the multi-family dwelling units are a great solution. With that said, based on the cost of the majority of the vacation rental units they would not qualify as affordable or workforce housing.

We hope the Coastal Commission will take these items into consideration as they prepare to hear the item. Thank you.

All the Best,

Chuck



**Chuck Davison**, CDME | President & CEO  
**Visit SLO CAL**  
[Chuck@SLOCAL.com](mailto:Chuck@SLOCAL.com)  
O: 805.541.8000 ext. 105 | C: 702.430.0866  
SLOCAL.com



I am writing a response to the proposed short term vacation rental ordinances proposed by the County with the intent of postponing the adoption of the ordinances and to revise the ordinances to protect the Residents and vacationers of Los Osos.

What makes Los Osos different from other central coast, coastal communities where we need a buffer up to 10 times larger than these communities? It is stated that 19 of 38 current vacation rentals are not within compliance of the new ordinances. But according to the county interactive land use map and the measuring tool on the map, with both the "Vacation rental" and "All lodging" (which includes homestays) boxes checked, there are only 5 vacation rentals that have more than 500' between them and the nearest "lodging service". This, as stated in your recommendation, will decrease the number of vacation rentals and could potentially wipe them out with there being no cap/density requirement for homestays. For example, if we continue to add homestays with no cap/density, but include homestays as a "lodging service" in the 500' buffer requirement, then over time the vacation rentals could completely go away. This would leave only homestays. Homestays do not accommodate 3+ size families that are trying to visit our town. Also, it needs to be cleared up whether a cap/buffer will be required for homestays. The new ordinances written from the county says that the buffer will apply to any "lodging service" and homestays are considered a lodging service. The staff recommendation seems to think that the buffer/cap will not apply to the homestays.

The county estimates that there are 38 vacation rentals in Los Osos. The truth of the matter is there are 38 LEGAL vacation rentals in the area. On Air Bnb there are 41 "Entire Residential House" rentals and 50 listed as "entire home" on VRBO. With my estimates, disregarding the double postings between ABNB, VRBO, and other booking sites (craigslist, booking.com, ie.) I estimate there are 65 entire home vacation rentals in Los Osos. Their listing as an "entire home" concludes that these are vacation rentals not homestays. There are also dozens of entire "Cottages" and "guest houses" which are not legal to rent as vacation rentals. The demand for vacation rentals cannot be met with the cap and the buffer. If our intention as a community is to support small businesses within our town and accommodate those who would like to visit, the new ordinances do not allow for any growth in vacation rentals or even the sustainability of vacation rentals.

From a geometry perspective, the cap will never be met with the buffer requirement that will be implemented- How many 1000' diameter circles (each circle representing a vacation rental and/or lodging business) can you fit in the residential area of Los Osos? From google earth area measurements I've calculated 60 million sq. ft. With no spaces between circles, you can fit 49 1000' diameter circles in that square area. We couldn't meet the cap if there were no lodging business' and every vacation rental was spaced exactly 500' apart.

There is already a huge barrier of entry to obtaining a vacation rental permit in Los Osos because of the requirement of a minor use permit. This \$3,000 expense is already an obstacle for the local resident that wants "the possibility" to obtain a short term rental permit to offset the cost of living here. I speak for myself and other neighbors that want to be able to rent out our homes on the weekend when we are out of town. I am passionate about this issue because I am one of the residents that will be affected by these new ordinances. I submitted my permit application and payment on Aug 23, 2021 and I have not gotten responses back from the land use committee and LOCAC which is required for a minor use permit. After these ordinances are adopted, my home will not qualify because of a homestay that is 480' away! I am currently still in the middle of the minor use permit process and have not been able to



get a recommendation from the Los Osos LUC or LOCAC. I have also been told by the County that my minor use permit will get denied because the decision makers will “base their decision on the proposed ordinances.” The County and the Minor Use permit process is enough to keep us from obtaining a permit, so these proposed ordinances don’t solve anything.

I urge you to postpone adopting this ordinance until different guidelines that promote sustainable growth and realistic buffer requirements. I also urge the county to look at other cities that actually have an issue with vacation rentals such as southern California vacation hot spots to see what ordinances they have adopted such as setting a max number of stays/year, requiring the vacation rental to be a primary residence, or the LOCAC suggestion of 1 vacation rental per person.

Also, If the County is worried about the effects of vacation rentals on cost of living, they should start enforcing the vacation rental permit requirement to operate a vacation rental. There is no use in adopting more ordinances when the majority of the vacation rentals listed are not legal.

Thank you for your time. I appreciate your thoughtful consideration of my statement.



**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 <hellyps5053@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

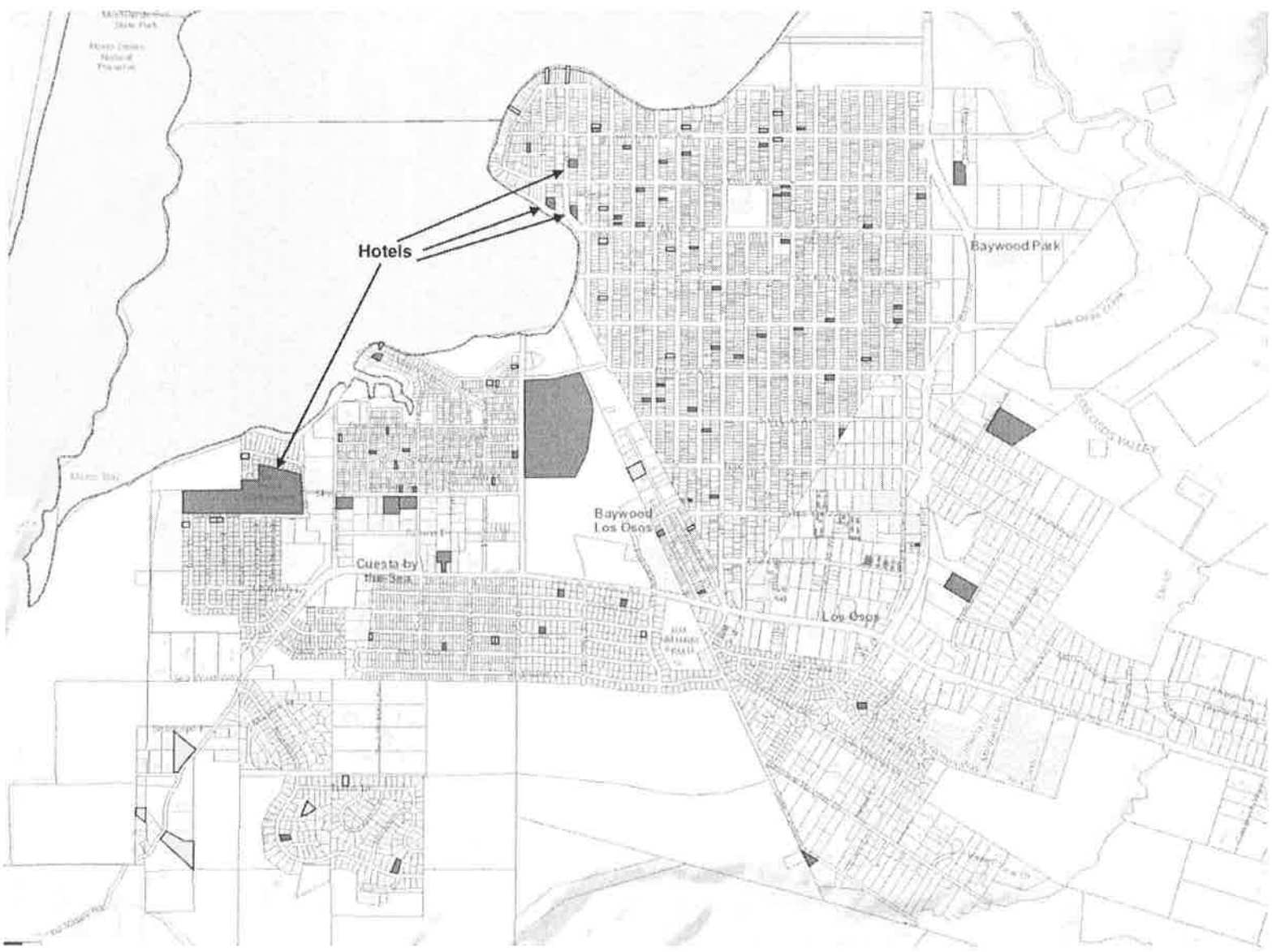
Based on these facts I believe the distance needs to be reduced to 250 or 300 feet and the number of vacation rentals needs to be increased OR Homestays need to be excluded from being viewed as a visitor-serving accommodation.

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
Seasonality	82
Revenue	95
Occupancy	84

Average Daily Rate



View Rates

Occupancy Rate



View Occupancy

Revenue



View Revenue



AIRDNA  
MARKETFINDER

Research

Overview

Occupancy

Rates

Revenue

Price

Smart Rates

Facility

Accessibility

Morro Bay

Zip Codes

1

PW

Market Grade

A

84 of 100

Booked	94
Availability	94
Seasonality	79
Revenue	82
Occupancy	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 opinion 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 Commission 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**

---

**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

---

**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)

---

**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)

---

**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.

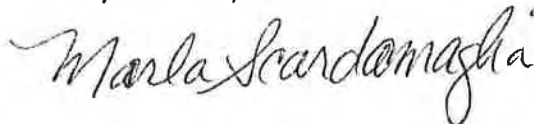
The short term renters don't care about our neighborhood they are on vacation. Large groups of people 4 or 5 families in one house. The problem is that the rest of us live here full time and are not on vacation. We need to go to work or have kids that need to go to school. Nobody wants to call the sheriff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