



**Fw: vacation rentals in Cabrillo Estates**

**Cody Scheel** to: Nicole Retana

04/20/2016 08:43 AM

Hi Nicole,

Can you please post and forward to the hearing officer (Grummer, DRC2015-00085).

Thanks,

Cody Scheel  
County Planner - Current Planning

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County of San Luis Obispo  
Department of Planning & Building  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408  
(805) 781-5157  
cscheel@co.slo.ca.us

----- Forwarded by Cody Scheel/Planning/COSLO on 04/20/2016 08:42 AM -----

From: Cody Scheel/Planning/COSLO  
To: Deborah Whitson <lowhits@charter.net>  
Date: 04/20/2016 08:35 AM  
Subject: Re: vacation rentals in Cabrillo Estates

Hi Ms. Whitson,

Thank you for the correspondence. It will be entered into the record, and forwarded to the hearing officer.

Regarding your questions:

A declaration of unsuitability signed by over half of the home owners, and a detailed list of the many problems that other vacation rentals have created in the past may /should make a difference to the hearing officer. Also, my suggestion is to request a hearing on the matter, otherwise it will be approved as a consent item. Though I have already received much opposition to the project, nobody have requested a hearing yet.

Sincerely,

Cody Scheel  
County Planner - Current Planning

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County of San Luis Obispo  
Department of Planning & Building  
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San Luis Obispo, CA 93408  
(805) 781-5157  
cscheel@co.slo.ca.us

Deborah Whitson

> Cody; > It has come to my attention that the...

04/19/2016 06:04:55 PM

From: Deborah Whitson <lowhits@charter.net>  
To: cscheel@co.slo.ca.us  
Date: 04/19/2016 06:04 PM  
Subject: vacation rentals in Cabrillo Estates

> Cody;

> It has come to my attention that the owners (Grummer?) of the property at 2675 Crockett Circle in

Cabrillo Estates are in the process of obtaining a permit to make that property into a vacation rental .

> A little background: Years ago Bruce Gibson attended a meeting at the home of Dick Miller (2705 Crockett Cir) to discuss the many problems associated with vacation rentals in this community . He agreed that Los Osos in general and Cabrillo Estates in particular were very different compared to the communities of Morro Bay and Cayucos - and permitting vacation rentals here would require much more detailed analysis .

> Since that time, there have been efforts to establish vacation rentals here, but they have met with unanimous resistance from the home owners in Cabrillo Estates - and I am sure that the above referenced effort will suffer the same determined backlash.

> So - what avenues do we have to stop this application for a permit - other than advising the owners that such action would be contrary to the nature of our community?

> Would a declaration of unsuitability signed by over half of the home owners make a difference? A detailed list of the many problems that other vacation rentals have created in the past?

> I would appreciate any suggestions, alternative plans, or? that might help us resolve this problem.

> Jim Whitson 528-8744

> lowhits@charter.net

>



**Fw: VACATION RENTAL AT 2765 Crockett Circle**

**Cody Scheel** to: Nicole Retana

Cc: Cherie McKee

04/20/2016 08:45 AM

Hi Nicole,

Can you please post and forward to the hearing officer (Grummer, DRC2015-00085, PDH May 6th).

Thanks

Cody Scheel  
County Planner - Current Planning

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----- Forwarded by Cody Scheel/Planning/COSLO on 04/20/2016 08:44 AM -----

From: michelespencer@charter.net  
To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>  
Date: 04/19/2016 06:04 PM  
Subject: FW: VACATION RENTAL AT 2765 Crockett Circle

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From: michelespencer@charter.net  
To: "mickiespencer@gmail.com"

**San Luis Obispo County  
Board of Supervisors**

**April 19, 2016**

**Dear Board of Supervisors ,**

**My husband and I retired to Los Osos 14 years ago from the busy, bustling Silicon Valley. The reason we chose Cabrillo Estates was because it was a peaceful, quiet community "off the beaten path." We chose it for its serenity and the fact that it is an R-1 Residential community. Had we wished to co-habitate with vacationers experiencing a week at the coast we would have purchased a home in one of the beach resort communities nearby.**

**When up to 20 people are staying in a Vacation Rental for one week and have 4 or 5 vehicles at their disposal it is ludicrous to expect that they are**

**just going to stay indoors and enjoy the panoramic view. They come here to sight see, to go to the beach and wineries, to visit recreation areas, to eat at restaurants, attend concerts and Farmer's Markets. Some partyers in the past have come here roaring up the hill in a pickup truck towing a trailer full of Dune Buggies to ride at the beach. THEY ARE HERE ON VACATION!**

**When people come to spend a week at a vacation home they do not behave in the same way as they do in their own homes in their own neighborhoods. They come here "to get away from it all" and so they can "let their hair down." There have been far too many disturbances in the past at the former Vacation Rentals for resident homeowners to be willing to risk losing any more sleep due to another one.**

**Several homes in the neighborhood have been permitted business licenses without any input from the neighbors who must live with these disruptions and nuisances. This is exactly the reason there should NOT be any others allowed. We can't undo the past, but we can try to control the future of our tranquil neighborhood. Because there are already 600 Vacation Rentals in the county, primarily in beach front areas there does not seem to be any reason to introduce any others in an established residential area that has NO easy access to any beaches.**

**Please deny this Vacation Rental Permit.**

**Respectfully,  
Michelle Spencer  
Lee Spencer  
2749 Houston Dr.**



**Fw: Grummer Vacation Rental**

**Cody Scheel** to: Nicole Retana

Cc: bdgrummer

04/20/2016 09:05 AM

Hi Nicole,

More correspondence please.

Thanks,

Cody Scheel  
County Planner - Current Planning

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County of San Luis Obispo  
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----- Forwarded by Cody Scheel/Planning/COSLO on 04/20/2016 09:03 AM -----

From: "Bob Vantriet" <rvantriet@charter.net>  
To: <cscheel@co.slo.ca.us>  
Cc: <dukesjeanne@yahoo.com>, <waltbbb@gmail.com>  
Date: 04/16/2016 01:19 PM  
Subject: Grummer Vacation Rental

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Cody Scheel,

We(the Cabrillo Estate neighbors) are totally opposed to having the 2765 Crockett Circle residential home turned into a Vacation rental. It would be totally out of character with the community.

Please call me at 805-2868848

Bob van't Riet



**Fw: Vacation Rentals**  
**Cody Scheel** to: Nicole Retana  
Cc: bdgrummer

04/20/2016 02:20 PM

More correspondence.

Thanks,

Cody Scheel  
County Planner - Current Planning

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----- Forwarded by Cody Scheel/Planning/COSLO on 04/20/2016 02:19 PM -----

From: Nancy May <ladyamay@charter.net>  
To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>  
Date: 04/20/2016 02:04 PM  
Subject: Vacation Rentals

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Mr. Scheel, I am opposed to vacation rentals in my Cabrillo neighborhood. Nancy May

Sent from my iPad



**Fw: Vacation Rental**  
**Cody Scheel** to: Nicole Retana  
Cc: bdgrummer

04/21/2016 07:28 AM

More correspondence. Thanks,

Cody Scheel  
County Planner - Current Planning

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----- Forwarded by Cody Scheel/Planning/COSLO on 04/21/2016 07:27 AM -----

From: Joan Larive <joanlarive@sbcglobal.net>  
To: cscheel@co.slo.ca.us  
Date: 04/20/2016 03:50 PM  
Subject: Vacation Rental

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Dear Cody,

It has come to my attention that you are considering having a vacation rental in Cabrillo Estates. As a resident here, I welcome new neighbors, but am opposed to vacation rentals in this residential area. In our experience they are noisy, cause congestion, and leave trash in the street for us to clean up. Please consider not having a vacation rental here.

Thank you, Joan Larive

Sent from my iPad



**Fw: County File #DRC2015-00085**

**Cody Scheel** to: Nicole Retana

Cc: bdgrummer

04/21/2016 07:44 AM

More correspondence, thanks,

Cody Scheel  
County Planner - Current Planning

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----- Forwarded by Cody Scheel/Planning/COSLO on 04/21/2016 07:43 AM -----

From: John <papajtl@hotmail.com>  
To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>, Carla Lalley <carlamarielalley@msn.com>, "jdevore@calpoly.edu" <jdevore@calpoly.edu>, "rvantriet@charter.net" <rvantriet@charter.net>, "waltbbb@gmail.com" <waltbbb@gmail.com>, John <papajtl@hotmail.com>  
Date: 04/20/2016 04:27 PM  
Subject: County File #DRC2015-00085

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Cody Scheel -

We are responding to a mailing we received in the mail pertaining to a request by Bruce & Linda Grummer for a *minor use permit/coastal development permit* for their single family residence to be used as a residential vacation rental. The property is located at 2765 Crockett Circle in Los Osos. The hearing is scheduled for May 6, 2016 at 9:00am.

This is a **formal request** for public hearing on this matter as per the instructions and guidelines provided. Our request is based on, but not limited to, the following concerns:

1. The residence under consideration is considerable in size and as a vacation rental will attract large numbers of people (either multiple families or large family or special event gatherings) for the short period of time (1-2 weeks) usual for vacation rentals. Such congregations will involve multiple cars that will tax the geographic limitations of this location. We have streets, significant hills with multiple blind spots and limited visibility. There are no sidewalks so residents (families with young children and seniors) are forced to walk in the streets. There are many dark places on the streets due to city ordinances requiring people to pay for street lights in their area and not everyone can afford this tax. Short term renters present a continuing danger because they will not be aware of the dynamics of the neighborhood.
2. These large gatherings will potentially violate the inherent reasons so many have moved to this location. This is a quiet residential development (Cabrillo Estates) with significant benefits to living here; very little traffic because it is a closed environment as none of the streets feed any part of the surrounding community, it is quiet in the evenings and many residents left noisy, high density locations for just this reason and mini-hotels violate the intent of establishing residential zones.
3. We moved to Los Osos from San Clemente where vacation rentals abound. Problems routinely seen in San Clemente include both short and long term problems; noise, safety issues for both residents and visitors, trash in the streets, vandalism, drug and alcohol abuse and the need for increased law enforcement presence and the attending costs. If the city of Los Osos

can't afford to pay to light existing street lamps where are the funds coming from to cover the costs from the above issues?? These costs will certainly grow because if one *vacation rental* request is approved more will follow .

4. Finally, if rental properties are approved property values will be hurt . If property values go down property tax revenues invariably follow . These consequences have a negative effect on peoples standard of living, their potential retirement plans and the city 's ability to meet its social contract with city residents and make meeting the new cost demands all but impossible .

We will be attending the meeting on May 6th at 9:00am in the Board of Supervisors Chambers (1055 Monterey St. Room D170, San Luis Obispo, CA). Please advise if there is a change of venue or date for this hearing . A copy of this e-mail is being sent to Bruce Gibson representing Los Osos on the Board of Supervisors .

Respectfully,

John T. and Carla M. Lalley  
805.439.4370

Sent from [Outlook](#)



**Fw: Objection to Vacation Rental Permit**

**Cody Scheel** to: Nicole Retana

Cc: bdgrummer

04/21/2016 07:50 AM

More correspondence please, thanks.

Cody Scheel  
County Planner - Current Planning

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County of San Luis Obispo  
Department of Planning & Building  
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----- Forwarded by Cody Scheel/Planning/COSLO on 04/21/2016 07:48 AM -----

From: Meaghan G <mspeanutmm@gmail.com>  
To: cscheel@co.slo.ca.us  
Date: 04/20/2016 06:49 PM  
Subject: Objection to Vacation Rental Permit

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Cody,

We oppose the permit request of Bruce & Linda Grummer for a vacation rental at 2765 Crockett Circle, as well as any further vacation rentals being permitted in Cabrillo Estates. We further decry the upzoning of our R-1 neighborhood to retail and commercial zoning.

Respectfully,  
Meaghan Gilbert



**Fw: Objection to Vacation Rental Permit**

**Cody Scheel** to: Nicole Retana

Cc: bdgrummer

04/21/2016 07:53 AM

Thanks again,

Cody Scheel  
County Planner - Current Planning

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County of San Luis Obispo  
Department of Planning & Building  
976 Osos Street, Room 300  
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----- Forwarded by Cody Scheel/Planning/COSLO on 04/21/2016 07:52 AM -----

From: <consultctoday@gmail.com>  
To: <cscheel@co.slo.ca.us>  
Date: 04/20/2016 11:01 PM  
Subject: Objection to Vacation Rental Permit

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Dear Cody,

I oppose the permit request of Bruce & Linda Grummer for a vacation rental at 2765 Crockett Circle, as well as any further vacation rentals being permitted in Cabrillo Estates. I further decry the upzoning of our R-1 neighborhood to retail and commercial zoning.

Thank you,  
Andrea Wasko  
Cabrillo Estates Resident