



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

04/21/2016 03:42 PM

Thanks again,

Cody Scheel
County Planner - Current Planning

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 04/21/2016 03:42 PM -----

From: Bobby & Anita McKee <thelososmckees@yahoo.com>
To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>
Date: 04/21/2016 03:38 PM
Subject: Vacation Rentals

I would not like to see a vacation rental in our neighborhood for obvious reasons, namely excess cars, noise, barking dogs, increase in traffic and all-night partying. We have a very quiet neighborhood and the homeowners take pride in their property. Short-term tenants are there for one reason and that is to have as much fun as possible in the short time they are there.

Regards,
Bobby and Anita McKee



Fw: Opposition to Vacation rental on Crocket Circle

Cody Scheel b : Nicole Retana

04/21/2016 03:52 PM

Cc: bdgrummer

Thanks,

Cody Scheel
County Planner - Current Planning

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976 Osos Street, Room 300
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(805) 781-5157
cscheel@co.slo.ca.us

----- Forwarded by Cody Scheel/Planning/COSLO on 04/21/2016 03:52 PM -----

From: Margaret Bertrand <lilymar@me.com>
To: cscheel@co.slo.ca.us
Cc: Robert Van't Riet <rvantriet@charter.net>, staylor@usc.edu
Date: 04/21/2016 03:39 PM
Subject: Opposition to Vacation rental on Crocket Circle

Our neighborhood has spent many years in opposition to vacation rentals. If you check the records of Mr. Bussel you will find that LOCAC voted to oppose them and at the time the Board of Supervisors banned them not only in our neighborhood but in ALL of Los Osos as it was not an appropriate community for them. We are unlike Cayucos and Cambria that are beach communities; rather, Los Osos has mostly full time residents. Vacation rentals interfered with the health and safety of the neighborhood as there was insufficient parking, causing hazards to walkers and the elderly by partying vacationers unfamiliar with the lack of sidewalks and habits of the property owners, etc. At that time those few (I believe 18 or so in the town who were registered) would be grandfathered in until there were complains about them.) Moreover, anyone losing a permit could not re-apply and they could not pass with the property. Our neighborhood has not ever been notified of a change in this status or a discussion or vote on this issue. Obviously the Brown act would apply if there was to be a change.

As to the home in question of Crocket Circle, It is not the neighborhood's problem that their circumstance has changed. They are fortunate that property values have again increased and homes are selling; they should sell their home if they can not use it. The neighborhood should not be asked to change county rules for their change of circumstances. Moreover, vacation rental permits are \$4700 or higher and I see no reason they should waste their money applying when neighborhood history has made excellent cases why they are not in our Cabrillo Estates neighborhood and I believe you will find many letters to that effect in your department's files.

I sincerely hope you will do some due diligence on past issues surrounding this issue from a staff point of view before asking those of us who have taken time from our valuable remaining days to once again have to fight this battle



. LoCAC -Vacation rental ordinance PB letter.rtf

----- Message from jbusselle@co.slo.ca.us on Fri, 03 Feb 2012 12:49:32 -0800 -----

Margaret Bertrand :To
<lilymar@me.com>

Re: BOS meeting :Subje
:ct

This will be discussed at the Board on Tuesday. We have the letter from

LOCAC asking that Los Osos be deleted from the Ordinance.

From: Margaret Bertrand <lilymar@me.com>
To: jbuselle@co.slo.ca.us
Date: 02/03/2012 10:59 AM
Subject: BOS meeting

John do you know where things stand on the vacation rental issue as far as Los Osos opting out of it and being allowed to continue to use the minor use permit process? It is on the agenda for a vote next week.

[Scanned @co.slo.ca.us]

To: LOCAC

October 15, 2011

Re: Exclusion of Cabrillo Estates from the proposed vacation rental ordinance of the SLO Planning Commission

From: Pamela Burden 2765 Crockett Circle, Los Osos

I am a resident of Los Osos, particularly Cabrillo Estates, and strongly encourage LOCAC to adopt the policy recently recommended by the San Luis Obispo County Planning Commission to exclude Cabrillo Estates in their new vacation rental policy ordinance for the following reasons.

LOCAC represents the residents of Los Osos. There are a majority of residents of Cabrillo Estates who feel strongly that vacation rentals are not appropriate for our neighborhood.

We are a unique section of Los Osos by the development of our single family resident neighborhood on a steep hill, with just one entrance. We have an active homeowner's association, as well as a section of our tracts have current CC&R's which prohibit commercial activity. Is there another area of Los Osos with these parameters, other than Monarch Grove which has CC&R's prohibiting vacation rentals?

Recently, Supervisor Bruce Gibson came on short notice to an informal meeting at one of the neighbor's homes to give comments on this issue and take questions. There were close to 50 people present. It became obvious that it is not in the best interest for our residents to be a part of this new proposed ordinance.

Currently the minor use permit process is more restrictive than the proposed ordinance. By being excluded we would remain under the rules of the minor use permit, and be notified anytime a homeowner took out a vacation rental permit. This notification alone would give neighbors a chance to go before the planning commission to give reasons for denying such a permit. With the new ordinance, there is no notification to neighbors, and the cost is thousands of dollars less, so that the possibility of having numerous vacation rentals on one street is a real one.

Right now Los Osos has few vacation rentals compared to its surrounding beach front communities. Los Osos itself is unique in that we do not have a business plan or community plan which encourages visitors or vacationers here. Other communities are doing organized business planning to attract such visitors through Art festivals, 4th of July activities, wine tasting festivals as well as aggressively advertising for such business. We also have the problems of water and sewer installation to face. Los Osos is not a vacation destination.

I respectfully hope that LOCAC would keep the above issues in mind, regardless of what your thinking is about the ordinance, and support the planning commission's recommendation to exclude Cabrillo Estates from the ordinance. It might also be appropriate to consider whether or not all of Los Osos would be better served by this exclusion.

I am also including the letter that I wrote to the Planning Commission for your review. Thank you.



Fw: Vacation rental on Crocket Circle, Los Osos
Cody Scheel to: Nicole Retana

04/22/2016 07:32 AM

Thanks,

Cody Scheel
County Planner - Current Planning

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----- Forwarded by Cody Scheel/Planning/COSLO on 04/22/2016 07:32 AM -----

From: Margaret Bertrand <lilymar@me.com>
To: cscheel@co.slo.ca.us
Date: 04/21/2016 05:07 PM
Subject: Vacation rental on Crocket Circle, Los Osos

Thank you for your reply Cody. I failed to add my address; I am a Cabrillo Estates homeowner:

Margaret Bertrand & Robert Dodge
260 San Jacinto Drive,
Los Osos, CA 93402-4313

I can be reached by telephone at 805-528-0704

Regards,
Margaret Bertrand



**Fw: Minor Use Permit request for a vacation rental at 2765
Crockett Circle**

Cody Scheel b : Nicole Retana

04/22/2016 07:46 AM

Thanks,

Cody Scheel
County Planner - Current Planning

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 n 04/22/2016 07:46 AM -----

From: Linda Owen <lindeowen@sbcglobal.net>
To: Jeffrey Weir <jeffweir@hotmail.com>
Cc: Carolyn Atkinson <deansatkinson@sbcglobal.net>, Jeff Weir <jeffreyhweir@gmail.com>, Julia Oberhoff <joberhofflocac@gmail.com>, Administrative Assistant Julie Tacker <julietacker@charter.net>, Larry Bender <pagebender@msn.com>, Lynette Tornatzky <luneto2@yahoo.com>, Marie Smith <mailmarie@charter.net>, Nathaniel Blair <nathanielblair.locac@yahoo.com>, Robert Krepps <jakeofarnold@aol.com>, Ron Baers <rlbaers@gmail.com>, Tim Lytsell <i207008@msn.com>, "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>, "bdgrummer@yahoo.com" <bdgrummer@yahoo.com>, Architectural Committee Robert Van't Riet <rvanriet@charter.net>, President Walt Bradshaw <waltbbb@gmail.com>, Alissa Feldman <alissasarah@gmail.com>, Jan Harper <jtlocac@gmail.com>, Tom Cantwell <cantwell3d@icloud.com>, Vicki Milledge <vickilocacchair@earthlink.net>, Keith Wimer <kwimer1@gmail.com>, Caley Richards <picosaurus@gmail.com>, Bruce Gibson <bgibson@co.slo.ca.us>
Date: 04/21/2016 09:48 PM
Subject: Re: Minor Use Permit request for a vacation rental at 2765 Crockett Circle

Jeff,

Thank you for the heads up on this VR. Again, like the Bonaire cell tower application some months ago, we seem to be allowing the applicant to by-pass LOCAC Land Use review, as well as fail to allow public notification or any chance for the public to participate at the monthly meeting where it apparently will now be approved or not. I wish we wouldn't allow this. The application went in in 2015, and it's going to the Sups in 2 wks... why wasn't Land Use allowed to see it for review last month or the one before?

I'm glad you've taken steps to alert neighbors and those on your mail list. I think the community wants a discussion of the increasing VR zoning in their residential area and this magical event won't provide it.

My concerns are based on the likely increased water use at this home at a time when the LOCSD is declaring a Stage 4 Water crisis. Golden State Water will follow.

Applicant estimates 50-75 gals/day per person. We do not know the current or historical average water use at the residence. There is an historical use to refer to and it is a big part of the conversation.

We do not know how many occupants per visit are allowed. At least I didn't see that in the referral pack.

I also didn't see the septic tank size. What capacity? Important up in Cabrillo Estates. Well-managed VR's can meet neighborhood standards for 'good neighbors' but breaking

Established residential housing to insert business use will always be concerning .
And as we struggle to save our Basin, allowing new use of diminishing supply starts with careful consideration of this VR.

I would consider approval once water and sewer offsets are established. They must have a limit on how much water they can draw. Currently, over-users can just 'pay'. We need to encourage responsible VR commitment to not surpassing historical use, money won't work.

Hope I gave some 'granola' for thought on this.

Thanks, Linde ;-)

On Apr 21, 2016, at 7:38 PM, Jeffrey Weir <jeffweir@hotmail.com> wrote:

All - Mr. Bruce Grummer has requested a Minor Use Permit , **DRC2015-00085 Grummer MUP**, for use of the residence at 2765 Crockett Circle in Cabrillo Estates in Los Osos as a vacation rental. Originally Mr. Grummer told me that he would be withdrawing the MUP request so it was not placed on the April 14, 2016 Land Use Committee meeting agenda for review and consideration . However, Mr. Grummer has changed his mind given that this item has been scheduled for consideration by the SLO Board of Supervisors on May 6, 2016. I have requested, and received approval, to place this MUP request on the Los Osos Community Advisory Council (LOCAC) April 28, 2016 meeting agenda to be held at 7:00 PM at the South Bay Community Center in Los Osos . Anyone/everyone that desires to provide to LOCAC their views will be welcomed at the meeting. I apologize for the lateness in this notification but we (LOCAC) have reacted as soon as possible given the decision change by Mr. Grummer.

Mr. Grummer - please have someone in attendance whom can and will represent your request for an MUP.

Cory - please forward to me all correspondence you have received , in summary form, from neighbors or others concerning this MUP . Also, you are invited to attend the meeting if your schedule allows .

Bob/Walt - please forward this information to the CEPOA members and nearby neighbors to 2765 Crockett Circle.

Below is a link to referral package prepared by SLO County staff .

[http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00085 GRUMMER MUP_Referral_Pkg.pdf](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00085_GRUMMER_MUP_Referral_Pkg.pdf)

Jeffrey H. Weir

Vice Chairperson - LOCAC

Chairperson - Land Use Committee



Fw: County File #: DRC2015-00085 Request by Bruce and Linda Grummer for a Minor Use Permit to allow their residence in Cabrillo Estates to become a Vacation Rental

Cody Scheel to: Nicole Retana
Cc: bdgrummer

04/22/2016 08:06 AM

Thanks again,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
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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 04/22/2016 08:05 AM -----

From: Dar And Dennis Krouse <cviewer@aol.com>
To: cscheel@co.slo.ca.us
Date: 04/21/2016 10:47 PM
Subject: County File #: DRC2015-00085 Request by Bruce and Linda Grummer for a Minor Use Permit to allow their residence in Cabrillo Estates to become a Vacation Rental

Dear Mr. Scheel:

Attached is a letter from us requesting a hearing for the above noted vacation rental issue and listing several of our concerns relative to vacation rentals in our neighborhood. We may also mail a physical copy of our letter to you at the Planning and Building Department address in SLO. Please make sure that a hearing is held before any requests for vacation rental permits are issued.

Thank you.



Dennis and Darlene Krouse Letter to SLO County requesting a hearing on vacation rentals.4.21.2016.docx

Dennis & Darlene Krouse

2761 Crockett Circle

Los Osos, CA 93402

(805) 528-5495

Email: cviewer@aol.com

April 21, 2016

Cody Scheel

County of San Luis Obispo, Planning & Building Department

976 Osos St., Room 300

San Luis Obispo, CA 93408

RE: A Request by Bruce and Linda Grummer for a Minor Use Permit to allow their existing single family residence (located at 2761 Crockett Circle) to be used as a residential vacation rental. County File Number: DRC2015-00085. Assessor's Parcel Number: 074-454-013.

Dear Mr. Scheel:

This letter is a response to the above request for a vacation rental permit and is our request that the County have a hearing before any final decision is made.

We want to go on record as being against vacation rentals in Cabrillo Estates.

In this particular case, we live next door to this property. The following reasons are why we are adamant against this proposal:

- 1) This house is a very large house (near 5000+ sq. ft) with several potential bedrooms and bathrooms. The chances of this house being vacation rented to a small group of people are remote. From what we have viewed at other vacation rentals, we believe a large house promotes a large party. Large parties frequently bring many disturbances to neighbors.
- 2) It has a hot tub in the back yard. We are concerned about the possible noise disturbances that will be caused by those vacationing there. The chances of the hot tub being used quietly with a large group of people are very slim.
- 3) It does not have off-street parking except in their driveway. This means to us that vacationing guests will be parking in front of other people's houses. When they were building that house, our mail service was interrupted several times because construction people kept parking in front of our mailbox. The US Postal service refused during those times to deliver our mail to us because they couldn't drive in front of the mailboxes to leave our mail.
- 4) There is no fence that separates this house from ours. We are concerned about the intrusion of vacation rental guests (and possibly their pets) onto our property, some dropping trash from their parties and others just acting irresponsibly and disrespectfully.

5) We fear that turning this house into a vacation rental will have the potential to lower the value of our house.

Several years ago, there was a meeting of Cabrillo Estates property owners and Bruce Gibson at the home of Richard & Jackie Miller (2705 Crockett Circle, LO). It was attended by many property owners. At that meeting, Mr. Gibson informed us that the Board of Supervisors would be tackling the issue of Vacation Rentals within a few months and would be coming up with a policy for dealing with all vacation rentals in our area. To our knowledge, this was never done. If it was done, the Cabrillo Estates property owners were never informed of that policy.

As a point of interest, we wonder if the County has done studies on the financial benefits to the County of permitting vacation rentals. We suspect that there is a benefit to the County because permitting vacation rentals seems to be encouraged instead of discouraged by the County.

We emphasize the need for a hearing before any final decisions are made on the Grummer's request.

Sincerely,

Dennis and Darlene Krouse



Fw: County File #DRC2015-00085

Cody Scheel to: Nicole Retana

Cc: bdgrummer

04/22/2016 10:56 AM

Thanks again,

Cody Scheel
County Planner - Current Planning

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976 Osos Street, Room 300
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cscheel@co.slo.ca.us

----- Forwarded by Cody Scheel/Planning/COSLO on 04/22/2016 10:55 AM -----

From: Jay Devore <jdevore@calpoly.edu>
To: cscheel@co.slo.ca.us
Cc: John Lalley <papajtl@hotmail.com>, Richard Miller <rlmiller@thegrid.net>, Carol Devore <carriann.dev@gmail.com>
Date: 04/22/2016 10:51 AM
Subject: Re: County File #DRC2015-00085

Hello, Cody. My wife Carol and I would also like to go on record as being opposed to the request by Linda and Bruce Gummer for their house at 2765 Crockett Circle to be approved for vacation rental status. Our neighbor John Lalley has very ably articulated in his message to you why the request should not be approved. In addition, the Gummerts sent a letter to neighbors in which they described a very negative experience they had in renting their home here for a 31 day period. There are already several vacation rental homes in Cabrillo Estates, and we don't think there should be any more.

Sincerely, Jay and Carol Devore
2745 Austin Ct
Los Osos, CA 93402
805-5283042

On 4/21/2016 7:43 AM, cscheel@co.slo.ca.us wrote:

Hi Mr. John T. & Ms. Lalley,

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

Sincerely,

Cody Scheel
County Planner - Current Planning

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

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

Cody Scheel -

We am 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: County File #DRC2015-00085

Cody Scheel b : Nicole Retana

Cc: bdgrummer

04/22/2016 01:47 PM

Thanks again,

Cody Scheel
County Planner - Current Planning

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cscheel@co.slo.ca.us

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To: cscheel@co.slo.ca.us , cmckee@co.slo.ca.us
Date: 04/22/2016 01:39 PM
Subject: Fwd: County File #DRC2015-00085

Hi, Mr. Gibson

You are probably aware that a property owner on Crockett Circle has applied for a permit to run a vacation rental in his property. Just about everyone on the street opposes this use of the property. We are a pretty quiet neighborhood and want it to remain that way.

We on Crockett Circle would appreciate your help with this problem—you helped us when the folks on Houston wanted to turn their party palace into a regular event.

Please let us know where you stand on this issue.

Below are a couple of the notes that have been sent to Cody—I thought that you would like to see them.

Hi, Cody

Ditto on the below verbiage for my wife and myself—we live on Crockett Circle, there is a vacation rental just across Travis from us—lots of noise, sometimes too late at night, so many cars at times that it is difficult, unsafe to drive by the place; 6 people will rent it and there can be 20 there, esp for Cal Poly parties—no more in our neighborhood, please.

Begin forwarded message:

From: Jay Devore <jdevore@calpoly.edu>

Subject: Re: County File #DRC2015-00085

Date: April 22, 2016 at 10:51:06 AM PDT

To: cscheel@co.slo.ca.us

Cc: John Lalley <papajtl@hotmail.com>, Richard Miller <rlmiller@thegrid.net>, Carol Devore <carriann.dev@gmail.com>

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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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Respectfully,

John T. and Carla M. Lalley
805.439.4370

Sent from [Outlook](#)



Fw: Vacation Rental 2765 Crockett Circle
Cody Scheel to: Nicole Retana

04/22/2016 03:56 PM

More correspondence please. Thanks!

Cody Scheel
County Planner - Current Planning

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----- Forwarded by Cody Scheel/Planning/COSLO on 04/22/2016 03:55 PM -----

From: Linda Grummer <Linda@bellagenova.com>
To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>
Cc: "bdgrummer@yahoo.com" <bdgrummer@yahoo.com>, "skapsalis72@gmail.com" <skapsalis72@gmail.com>
Date: 04/22/2016 03:42 PM
Subject: Vacation Rental 2765 Crockett Circle

Dear Cody,

My husband has shared with me all of the opposition emails you have received to date . It appears most of the opposition amounts to the "not in my backyard" mentality. Then there is this message which I have included below that was sent by a neighbor in back of us that constantly complains to us about something to do with our home . He called my husband this morning to give him a "heads up" about all the negative feedback and advised us that we would become very unpopular if we didn 't withdraw our application . We viewed both his phone conversation and his message as not only hostile in nature but threatening , telling us that this turn of events could make "life very difficult for us in Cabrillo Estates in the future " . It appears that this is turning into a witch hunt and I would hope Los Osos as well as SLO county would frown on this type of intimidation .

[Bob Vanriet <rvanriet@charter.net>](mailto:rvanriet@charter.net) Bruce, I am forwarding this to you for your information . As is said in our phone conversation this turn of events could make live very difficult for Cabrillo Estates in the future . Thank you for liste

To
bdgrummer@yahoo.com

Today at 12:48 PM

Bruce, I am forwarding this to you for your information. As is said in our phone conversation this turn of events could make live very difficult for Cabrillo Estates in the future .

Thank you for listening to me this morning. Los Osos has a long and complex history mostly dealing with growth and the sewer and now water .

Please call me, even if we might not always be in agreement I would like us to be friends and the best of neighbors.

Again, please feel more than free to call me at any time , my phone numbers are 805-286-8848 or 805-5288415

Bob

Please see the associated federal statute with regard to threats made via email and the fact that transmitting threatening messages via e-mail is a federal crime in the United States :

18 U.S.C. § 875(c) states: **"Whoever transmits in interstate or foreign commerce any communication containing any threat to kidnap any person or any threat to injure the person of another, shall be fined under this title or imprisoned not more than five years , or both."**

From the wording of § 875(c) it is clear that the legislator did not require the element of 'intent.' Thus, it is irrelevant if the accused claims he/she did not have the intent to produce any injury on the victim; the mere act of sending the e-mail with threatening messages typifies the criminal conduct and can be easily proven by showing that it was sent to a person in another state, showing the e-mail, and the wording the e-mail contains.

We did not purchase this property with the intent on utilizing it for a vacation rental . It was quite the opposite. However due to an unfortunate family medical crisis we have been unable to move permanently which led us to applying for a minor use permit for a short term vacation rental. This not only allows the home to be enjoyed by others , it does not permit the home to sit vacant. At the same time it also allows a transient occupancy tax to be collected while it is rented. It is a well known fact that an empty home can be a target for theft and vandalism which has a negative impact on a neighborhood while the additional TOT can have a positive impact on communities. Vacation rentals also bring tourists to the area where they shop in local businesses and dine in local restaurants , many of which would not survive without tourism.

A large percentage of people protesting this application are drawing conclusions based on suppositions that if our home becomes a vacation rental , it will automatically generate more noise, traffic and trash than owner occupied residences . However when we visited for a week in February, there were several Superbowl parties on our block which caused an increase in noise, traffic and trash, the very things most of these people are complaining about . That is a double standard and shouldn't have any basis regarding whether a minor use permit is granted. Our home includes approximately 140 feet of driveway with a three car garage so is more than enough parking. People tend to think because it is a large residence we will rent to large parties of people but with only four bedrooms the home will only accommodate eight . It will be professionally managed therefore we don 't anticipate any undue trash or other issues . We take pride in our home and neighborhood and don 't want the home to suffer any negative consequences due to it being utilized as a vacation rental . At some point it will be our permanent residence. I have corresponded with a lot of people in the neighborhood however most have taken the bully attitude that if they intimidate and harass us enough , we will withdraw our application.

In light of the threatening tone of the email we received as noted above , as well as the possibility that a federal crime may have been committed we are now considering contacting law enforcement and/or legal representation regarding this situation . I would hate for anyone to think they can simply harass us into withdrawing our application . I would also hope SLO County would not condone this type of behavior either .

Kind Regards,

Linda Grummer