

6/27/2016

Cabrillo Estates vacation permit - Cody Scheel

Cabrillo Estates vacation permit

Thomas Najarian <tnajarianmd@hotmail.com>

Sun 6/26/2016 11:52 PM

To: Cody Scheel <cscheel@co.slo.ca.us>;

Dear Mr. Scheel,

My wife and I are against allowing any vacation rental permit in Cabrillo Estates. We had to endure the torment of one of these rentals across the street from us and this caused us to put our home on the market. Tom Najarian and Sue Unkel; 2787 Rodman Dr.; Los Osos. We will be away for the summer and unable to attend the meeting but would appreciate it if our views could be made known at the meeting. Thanks.



Vacation Rental on Crockett Circle , Los Osos

Margaret Bertrand

to:

cscheel

05/05/2016 03:37 PM

Hide Details

From: Margaret Bertrand <lilymar@me.com>

To: cscheel@co.slo.ca.us

History: This message has been replied to.

From: Thomas Najarian [<mailto:tnajarianmd@hotmail.com>]

Sent: Wednesday, May 04, 2016 7:47 AM

To: PORICL

Subject: Re: Vacation Rentals Minor Use Permit

Although my wife and I are away for the summer and will not be able to attend the hearing on minor use permit, our lives were ruined for several years in Los Osos due to a vacation rental across the street from us (we're at 2787 Rodman Dr; Los Osos). The noise and rowdiness never stopped, especially on the weekend. Calls to the police were mostly useless. There are no adequate zoning laws that would have helped, such as better noise restrictions, limits on cars parked on the street, limits on the number of people living in a home, etc. Vacation rentals usually lead to abuse, lack of caring for the neighbors, and ruination of what most of us non city dwellers wish for, which is a quiet and well kept neighborhood. Tom Najarian and Sue Unkel, 805 235 4629.

Cody, I am forwarding this to you from above neighbors.



Bruce and Linda Grummer Minor Us Request for 2765 Crockett Circle

willy

to:

cscheel@co.slo.ca.us

05/02/2016 03:19 PM

Hide Details

From: willy <wbruyns@hotmail.com>

To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>

Dear Cody,

I just got back from a trip and missed the one-week deadline to request a hearing on the above matter. I hope I can still be heard and put on the agenda.

My husband and I live two houses down from the above address. When we bought the house we were delighted to be on a cul-de-sac, enjoying the quiet and lack of traffic living on Crockett Circle allows us. We know what additional noise and traffic the vacation rental on Travis brings about, and we are very much opposed to having the same on Crockett Circle.

I hope you can still put my name on the agenda for coming Friday. I will attend the hearing either way.

Thank you,

Willy Bruijns-Miller
2772 Crockett Circle
Los Osos
805-5341515

Dear Neighbor,

We have received the letters of opposition you have forwarded to the planning department regarding our application for a vacation rental license. We would like to take this opportunity to explain our reason for the application.

When we purchased the home at 2765 Crockett Circle we had every intention of moving in right away to enjoy the beautiful neighborhood and view. Like many of you, we were moving from a large city with noise, overcrowding and crime and we couldn't wait to get settled in to this tranquil and peaceful area. I grew up in Cayucos and San Luis Obispo and knew I would always come home to the central coast. The minute we saw the home we knew it was the one for us. We were moving my elderly but spunky mother with us and the home's layout was perfect for our situation.

But life doesn't often go as planned and that is what happened to us. After moving in, we had to return to Oklahoma to wrap up a few business and property dealings. Within a few weeks of arriving in Oklahoma my mother blacked out and fell on a concrete drive, suffering a fractured skull and traumatic brain injury. It was and has been devastating. She survived but has multiple deficits and now must reside in a memory care facility.

During our prolonged absence, we were approached by a management company who pitched us the idea of putting our house on the vacation rental market. We were told that we could rent it for 31 days without a permit but would need a vacation rental license for short term rentals. We were assured that all renters would be thoroughly screened and would take very good care of our home. We were hesitant but was told the permitting process was quite lengthy, therefore we proceeded.

Within a few weeks the management company secured a 31 day rental and again we were reassured that the renters had been thoroughly vetted. We had previously installed surveillance cameras around the perimeter of the house which proved to come in handy as we witnessed these thoroughly vetted renters doing things we had been promised they wouldn't. Needless to say it was a long 31 days.

From that point on, we decided we would never allow our home to be a rental of any kind. We had planned on pulling our application but in the process learned that if our residence was granted a vacation rental license, there couldn't be any other vacation rentals within 500 feet of our property. With that knowledge, we decided to proceed so we could at least prevent any other short term rentals within that proximity of our home.

When we purchased the home we looked forward to meeting our neighbors and becoming part of a wonderful neighborhood. Unfortunately, because of our prolonged absence, we have met very few neighbors, but those we have met know of our situation.

Our intent was never to alienate any of our neighbors either. We simply placed our trust in individuals who did not have our best interests in mind, at a difficult time in our life. You can be assured, we never intend on allowing our home to be used in any type of rental. It is still our forever home and we don't want it damaged by people who are only there to have a good time. We also don't want our neighbors to endure any potential hardships. At this time, we hope a license is granted to prevent other rentals in our immediate vicinity. And while some of you are outside that perimeter we hope you can understand our wanting to go through with it for that reason.

We still plan on moving into this beautiful home, hopefully sooner than later. But with the uncertainty of my mother's health we can only visit for short amounts of time and dream about the day it finally happens.

Please feel free to contact us at 405-557-0787 or at bdgrummer@yahoo.com should you have any further questions.

Sincerely,

Linda and Bruce Grummer



To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>,
Cc:
Bcc:
Subject: **Cabrillo Estates**
From: Ann Dover <ADover@discoverylifesciences.com> - Thursday 04/28/2016 05:27 PM

Dear Cody Scheel,

My husband and I own a home in Cabrillo Estates in Los Osos, California. It is my understanding that you are the County Planner. Can you please advise me on what needs to happen to oppose permits for people buying homes in Cabrillo Estates and turning them in to vacation rentals?

We have lived in Cabrillo Estates since December 2015. In that time, we have had multiple letters from people wanting to buy (or already bought) homes in Cabrillo Estates to make the homes into vacation rentals and this is not why we moved to the community. We moved to Cabrillo Estates to live in a nice neighborhood now and when we retire someday.

We have a vacation rental already on our street and sometimes there are 7+ cars at that home and on the street. It's crazy. I don't want any more vacation rentals in the Cabrillo Estates neighborhood. I don't know the process, or what the appropriate steps are, that need to be taken to preserve the community now and in the future and would appreciate any advice you have on the matter.

Thank you for your time and consideration.

Best Regards,

Ann



Ann M. Dover
CEO/President
Office: 805-528-4341
Cellphone: 805-704-4775
www.discoverylifesciences.com

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Minor Use Permit for 2765 Crockett Circle, Los Osos, CA (DRC2015-00085)

Alfonso Cedillo

to:

cscheel

04/28/2016 01:09 PM

Hide Details

From: Alfonso Cedillo <cedillo1a@gmail.com>

To: cscheel@co.slo.ca.us

To: Cody Scheel

Re: County File Number: DRC2015-00085

Assessor Parcel Number: 074-454-013

(2765 Crockett Circle, Los Osos, CA 93402)

This is to inform you that we are opposed to the Grummer's request for a Minor Use Permit to allow an existing single family residence to be used as a residential vacation rental. Our home on Crockett Circle will be directly impacted if this request is permitted as we live only a couple of properties away from the site in question.

This area (Cabrillo Estates) is meant to be a residential neighborhood and that is why we moved and built our home here in 2014. Given that there is no beach access from Cabrillo Estates, a residential vacation rental makes little sense and will only result in greater noise and traffic in the area. Permitting this use will only encourage other owners to convert such single family residences to vacation rentals. We are also concerned about the potential noise and party atmosphere that will result from turning this large single family residence to a vacation rental.

Accordingly please register our opposition to the request and we respectfully request that it be denied.

Alfonso M. Cedillo,
APR 074-454-017



To: cscheel@co.slo.ca.us,
Cc:
Bcc:
Subject: Request for Minor Use Permit for 2765 Crockett Circle Los Osos CA.
From: Jim Miller <jmiller077@gmail.com> - Monday 04/25/2016 06:52 PM

Atten: San Luis Obispo Planning Department. April 25, 2016

Re : Request for Minor Use Permit for 2765 Crockett Circle Los Osos, CA.

We would like to speak on this matter. It is our understanding that the owners of the above referenced property have requested to be allowed to use the residence as a vacation rental. We want to voice our objection to this and ask that the Planning Department turn down the request. Cabrillo Estates is a residential area for home owners that live in their homes and we want to keep it that way and not turn it into a resort area for tourists. We are not Morro Bay or Cayucos.

The residence is large and so can accommodate a large number of people which can lead to significant noise and traffic. People going to the residence will have to drive uphill past out home. Not only will there be noise from the people who are there for the express purpose of having a good time but having to drive up the hill significantly increases the noise and not just from the increased number of vehicles.

Increased vehicles means more parked on the streets. I believed they are not suppose to park on the street but that does not stop them. At other weekend rentals in the area they park on the street. And considering the size of the residence there will be lot of vehicles. There are no sidewalks in the neighborhood so that people have to walk in the street. Many people in the neighborhood take walks. I take two walks a day with my dog and the narrowing of the streets caused by more parked vehicles just increases the risk that much more. These streets are meant to walk on and move traffic not to act as a parking lot for businesses.

It is our understanding that the owner lives on the east coast. How are they to control the quality of the short term vacation renters? How can they monitor what goes on if they are not local. Having a management group or realtor is not the same thing. It is also likely that the upkeep of the property will not be as good as if it were owner occupied.

It is our understanding that after a similar request a while ago that our neighborhood, Cabrillo Estates, was told that there would be no more new vacation rentals. Apparently that is not the case. And people in public service wonder why more and more citizens no longer trust them. I would also like to object to the fact that even though we are only seven houses away from the property on the same street we did not receive a notice about this issue. We found out from our friends and neighbors.

Respectfully

James and Gabriele Miller
2793 Crockett Circle
Los Osos, CA 93402

Sent from my iPad



Cabrillo Estates vacation rentals

e

to:

cscheel

04/25/2016 02:51 PM

Hide Details

From: <e@erogersphd.com>

To: cscheel@co.slo.ca.us

History: This message has been replied to and forwarded.

Dear Cody - this is in response to the email from Sandy Farber regarding the proposed vacation rental at 2765 Crockett Circle.

My partner, Ted Hill, and I are retired professors who are in permanent residence in the neighborhood. We value the peace and quiet as we are still working on research and writing at home. We also value very highly the variety of wildlife that finds its way to our yard - we've had fawns born here, as well as wild turkey chicks.

We are strongly OPPOSED to having any more vacation rentals in this neighborhood - by far the noisiest property (and the one with the most traffic) in our vicinity has been the vacation rental house already located on Bowie. Regardless of the diligence of the owners, vacation rentals are often disruptive, with additional traffic and parking issues, and result in some loss of privacy.

Unfortunately, we will be away until mid-May and cannot attend the scheduled hearings, but please feel free to quote our letter in response to the proposed project.

Sincerely,
Erika Rogers and Ted Hill
2727 Rodman Dr.
(805) 550-9781



To: <cscheel@co.slo.ca.us>
Cc: <asingewald@co.slo.ca.us>
Bcc:
Subject: Cabrillo Estates Architectural Committee
From: "Bob Vanriet" <rvanriet@charter.net> - Monday 04/25/2016 08:35 AM

History: This message has been replied to and forwarded.

2 attachments



Vacation Rentals Page #20001.pdf Vacation Rentals0001.pdf

Cody, please open the attached.

Thank you, Robert van't Riet

community with interesting shopping and a respectable selection of restaurants like Morro Bay or Cayucos. It is what it is "a dull and quiet place to live".

Over the past 50 years the Cabrillo Estates Architectural Committee has worked in support of the County of San Luis Obispo Planning Department to ensure compliance with applicable CC&Rs and to mold Cabrillo Estates into the quiet and dull bedroom community it is.

Allowing any residential vacation rental in Cabrillo Estates, including the proposed 2765 Crockett Circle residents, would breakdown the character of the community. It would no longer be the mature and quiet bedroom community that we live in.

Therefore, based on our long term involvement and our understanding of the nature of the community we the undersign members of the Cabrillo Estates Architectural Committee strongly recommend that the request for a residential vacation rental at 2765 Crockett Circle be denied and that all further request be disallowed.

Committee Members

Robert van't Riet, 2824 Rodman Drive and 2818 Rodman Drive



Jim Whitson, 2589 San Dominico Ave



Mike Hogan, 2496 San Sebastian



Cabrillo Estates Architectural Committee

April 20, 2016

Mr. Cody Scheel, County of San Luis Obispo

Dear, Sir

Cabrillo Estates is a single family residential community which is composed of four development tracts as recorded in the County of San Luis Obispo. These tracts are numbered 306, 307, 310, and 1342.

The owners of lots (developed or undeveloped) in Cabrillo Estates are all members of Cabrillo Estates Property Owners Association (CEPOA), a nonprofit mutual benefit association. CEPOA functions for the mutual good of all Cabrillo Estates residents. Its purposes include the promotion and enhancement of the value and desirability of property, the representation to government on community infrastructure interests and concerns.

Cabrillo Estates is an old residential community dating back to the 19th of May 1964 when the first track map, Tract 306, was recorded. It is a mature and quiet bedroom community.

Track 1342, the last addition to Cabrillo Estates, was recorded in 1989 and its CC&Rs are in effect until 2048.

In 1964 the CEPOA was founded. To ensure the enforcement of the Cabrillo Estates CC&Rs requirement, which exceed those of the County of San Luis Obispo, the Cabrillo Estates Architectural Committee was established. Its function is to review construction and remodel plans for consistency with the established norms of Cabrillo Estates and compliance with the applicable CC&Rs. It has been an integral part in the evolution of Cabrillo Estates for over 50 years and supports of the County of San Luis Obispo in the permitting process.

These 50 years of managed development has shaped Cabrillo Estates into an established and tranquil bedroom community inhabited mostly by retirees. It is not an active beach town



To: cscheel@co.slo.ca.us,
Cc:
Bcc:
Subject: vacation Rentals in Cabrillo Estates
From: Pat Rygh <pat@theyghs.com> - Monday 04/25/2016 07:33 AM

Both my husband and I object to vacation rentals in Cabrillo Estates. Our neighborhood is a very quiet and calm family oriented group of homes. We have been aware of parties and parking problems in vacation rentals and have no desire to have it happen to us. Please do not let this happen to Cabrillo Estates homes. Dot & Pat Rygh homeowners on 372 Travis Drive.



To: Linda Grummer <Linda@bellagenova.com>,
 Cc: cscheel@co.slo.ca.us,
 Bcc:
 Subject: Re: Vacation Rental Permit
 From: Margaret Bertrand <lilymar@me.com> - Sunday 04/24/2016 10:58 AM

History: This message has been replied to and forwarded.

Dear Linda,

Thank you for your response to my letter. I appreciate your frankness.

I can understand why all the antagonism has made you feel very angry. If you were here, we could all sit down together and talk about it. What you may not realize, is that we have all been through this before many times through "proper legal channels" as you suggest and each time we have prevailed. But it had taken much of our time and energy. The reason you are getting such animosity is because it is the umpteenth time for us; for you, it is the first time. So people are bitter about again having to do this. We thought the last time we had accomplished a procedure that banned them "once and for all." I can not tell you how or why that fell apart because I do not know. No one else I have talked to in the neighborhood can either.

I believe — though I can not know for sure— that you are being manipulated by people who want to open up our hill to more vacation rentals than just yours. You could well be a test case for that. To see if we are all paying attention and organize to combat it again or if they have worn us out. I think that is why you are getting such strong push back from neighbors — to show we are adamantly opposed and will fight it.

We do have diverse opinions about many things and in fact have stood behind one neighbor who has a vacation rental — but she lives in the neighborhood full-time and closely monitors it herself. she has an established track record of being responsible. Hers is "grandfathered in".. at least that is what we were all led to believe a while back. The realtors, the property managers — many are not to be trusted, as you have unfortunately found out all ready. Some of the politicians and staff are the same. I could give you many examples that when you live here you will be appalled to know about.

In the neighborhood we do the best we can to keep it safe and healthy; people who use vacation rentals often are partiers, drinkers, noisy and not "quiet and elderly" like most of us. I have rented vacation rentals in other cities. I love them. The owners love my husband and I because we cause no trouble. But they had no idea before they rented to us if that would be the case. In one city, the place was stripped of everything that could not be nailed down except the basic silverware & plates. Why? In one city they told us students on vacation from England had stripped the place, vandalism was done, police were called, etc. In another city they told me Russians were to blame & they had been burned by bad credit cards and bad checks and damage. It is a dicey business.

Let me tell you some things that may give you some perspective on what we have been through. My own experience with the past one on the corner of my block (no longer active we think) is that garbage over flowed, raccoons got in and upset the cans drawing rats; heavy drinkers would get in the outdoor hot tub nude within sight of the young grandchildren of the neighbor across the street; the people in the hot tub were so noisy at night that the people in the house across the street (both of whom had cancer) had to move to the back bedroom where they could no longer hear the ocean; drunks would ring people's doorbells at night asking where their rental was;

people would wander into the yard next door through their gate which frightened the woman whose husband often worked away at night; a group of eight motor cyclist rented the house with many trips up and down the hill each day — none of us are against motorcycles per se, one ore two are fine — but eight? etc. Getting the sheriff to come is almost impossible in any circumstance as they are very understaffed. The is no one to monitor activity.

I know it is tempting to just push on and pursue your right to ask for a Minor Use exception to our zoning. Please, please don't do it. It may have unintended consequences for when you live here. I fear you may find yourself faced with many vacation rentals that you dislike. In our hills, sound carries in odd ways and you many feel you are protecting yourself with a vacation rental permit within a certain distance but it is no guarantee. Once politicians start generating hotel use taxes from these type of units , they are bound to want more and more. So what is a 500 foot radius now,easily becomes 300 ft, then 100 ft. etc. You know how it goes.

I hope all of this will give you pause to consider your next steps. I know how upsetting it must be to read emails that are so opposed to what you want to do. I hope I have given you a better understanding of why many neighbors feel so strongly. Please call me, if you would like to talk further.

Kindest regards,

Margaret Bertrand & Robert Dodge

Dear Margaret,

Thank you for your heartfelt message. I appreciate your understanding our situation after dealing with similar circumstances yourself. As an RN, I have spent almost 20 years in health care so this is not an unfamiliar environment for me. However when it is your own family, it is much different. Since my mom's traumatic brain injury she has since suffered a heart attack and small stroke which has caused her mental status to deteriorate even further. Unfortunately she does not adapt very easily when anything in her environment changes and we suspect we won't have her very much longer (she is presently in hospice care) so her team of physicians feel it would not be in her best interest to move her. In addition to working full time with 80% travel, I am trying to get her affairs in order.

We do not wish to cause any ill will with neighbors and I appreciate you contacting me directly rather than the multiple messages of hate mail we have received. As I stated in my letter to neighbors, we tried renting our house for a 31 day trial period and it was a disaster, which is why we decided we would never do it again. We were planning on withdrawing our application but after being inundated with multiple messages that ranged from harassment to intimidation, which unfortunately for me is like waving a red flag in front of a bull, it only made me want to fight it just to prove a point.

I can understand the neighborhood's desperation of not wanting any further vacation rentals, but attacking new neighbors and threatening them when they do something that doesn't meet everyone's approval is not the way to change someone's mind. I would suggest the neighborhood go through the proper legal channels to have vacation rentals banned once and for all by having it added to the homeowners association bylaws. That would prevent this very thing from happening again. We currently live in a historic neighborhood where we have had to change our bylaws to protect our

community. If we were living in Cabrillo Estates full time, I would be first in line to head it up. Unfortunately from where we stand, all we see are neighbors who turned against us for having a different opinion than them. It's ironic, we want the same thing but we would prefer to go about it through proper legal channels rather than alienating the neighbor we don't agree with. Lively neighborhoods are made up of diverse people who have different beliefs. It makes me wonder what will happen the next time our neighborhood doesn't share our beliefs.

We will consider our options, but at this time we feel we have nothing to lose. With all of the harsh words that have been shared against us, we have almost lost faith in the very community we looked forward to living in. Turning against people in this manner is not the way to change hearts and minds.

Sincerely,
Linda Grummer

From: Margaret Bertrand <lilymar@me.com>
Sent: Saturday, April 23, 2016 1:29 PM
To: Linda Grummer
Cc: cscheel@co.slo.ca.us
Subject: Vacation Rental Permit

Dear Linda and Bruce:

I am a Cabrillo Estates resident, living at 260 San Jacinto Dr with my husband, Robert Dodge. I have seen your letter to neighbors and I wanted to contact you about your plans for a vacation rental and provide my input to you personally in advance of the May 6 Board of Supervisors hearing.

For the past six years, at least, I have been a very active opponent of Vacation Rentals in our neighborhood. I have read your rationale for applying for a permit and I sincerely ask you to withdraw it. You are going to create many ill feelings toward your family and I believe there are other ways to solve your difficulties.

I was faced with a gravely ill mother when we moved here in 2003 so I understand the anguish you are going through. I also hear in your letter a desire to enjoy your dream home. I do not know what is practical or possible in your situation. What I did was move my Mother with us to the area. There are many fine places where your mother would be very well cared for. I was like you and did not know places in the area; however, there are numerous resource available to help you find the situation that would be right for her. I would be very happy to relate my experiences to you and give you some places and people to contact. There are also many air services that move ill patients such as your mother to new locations. Her health insurance provider could provide names I suspect; if they can't, I have someone I could contact to get you a name of a good one in Phoenix. Please consider this option.

Many of us — at one point I believe we had a neighborhood petition with over 50 signatures opposing vacation rentals — have had TERRIBLE experiences with vacation rentals. Most of us believed we were finally done with having to fight these battles and that no more vacation rentals were allowed in all of Los Osos, not just Cabrillo Estates. However, now we are all disappointed, and I dare say enraged, to find this is not the case and we are again having to fight such a matter. None of us are young and we value our remaining days. I fear you are going to be the recipient of all the bitterness that we carry from not only your application but all past ones we have fought as well as the perceived BETRAYAL and conspiracy our public officials have committed as soon as we looked the other way.

Please retract your application. It is not the way you want to meet your new neighbors.

Best regards,

Margaret Bertrand



Opposition to Vacation rental at 2765 Crockett Circle
Margaret Bertrand to: cscheel

04/23/2016 11:35 AM

History: This message has been replied to.

We wish to speak at the hearing on May 6 regarding this matter as opposed to it. Please put me on the list of speakers. Many thanks.

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

805-528-0704
805-305-9889



To: Linda@bellagenova.com,
Cc: cscheel@co.slo.ca.us,
Bcc:
Subject: Vacation Rental Permit
From: Margaret Bertrand <lilymar@me.com> - Saturday 04/23/2016 11:29 AM

History: This message has been replied to and forwarded.

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Please retract your application. It is not the way you want to meet your new neighbors.

Best regards,

Margaret Bertrand



Request to Speak at public hearing regarding Vacation Rental Permit

Penny Baron

to:

cscheel

04/23/2016 10:59 AM

Cc:

Robert Baron

Hide Details

From: Penny Baron <pennybaron@gmail.com>

To: cscheel@co.slo.ca.us

Cc: Robert Baron <robert-baron@uiowa.edu>

Dear Mr Scheel,

Many of us in Cabrillo Estates, (but not all) have received notification that the persons who bought the house at 2765 Crockett Circle (Pam & Don Burden's home) have applied for a Minor Use Permit to allow the residence to be used as a vacation rental. The proposed project will be heard by the Planning Department on May 6, 2016 at 9:00am.

At the public hearing concerning this Minor Use Permit request, we would like to speak on this matter.

Please let us know the process we should follow. Thank you for your attention to this request.

Penny and Robert Baron

232 Travis Drive, Los Osos, CA 93402



To: cscheel@co.slo.ca.us,
Cc:
Bcc:
Subject: Vacation rental permit
From: Donna Howard <linedancn@aol.com> - Friday 04/22/2016 04:09 PM

History: This message has been replied to and forwarded.

Subject: Fwd: Objection to Vacation Rental Permit
Subject: Objection to Vacation Rental Permit
Importance: High

Dear 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.

Thank you,
Jim and Donna Howard
320 Travis Dr
Los Osos, Ca

Sent from my iPhone



Fw: Vacation Rental 2765 Crockett Circle
Linda Grummer

to:
rvantriet@charter.net
04/22/2016 04:08 PM

Cc:
"bdgrummer@yahoo.com", "skapsalis72@gmail.com", "cscheel@co.slo.ca.us"
Hide Details
From: Linda Grummer <Linda@bellagenova.com>

To: "rvantriet@charter.net" <rvantriet@charter.net>

Cc: "bdgrummer@yahoo.com" <bdgrummer@yahoo.com>, "skapsalis72@gmail.com" <skapsalis72@gmail.com>, "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>

Dear Mr. Vantriet,

I am forwarding to you a copy of the email I sent to Cody Scheel at SLO planning department with regard to our vacation rental application and our cause for concern both for our home and person.

Bruce and I may have considered withdrawing our application if neighbors, including you, would have contacted us to discuss their objections in a positive manner. However in light of the bullying and harassment we have endured, we will most definitely be pursuing our application.

This should also serve as notice to you that we found your email including your statement regarding how this turn of events might make life difficult for us in Cabrillo Estates, not only intimidating but threatening as well. Please note that this type of email communication is a federal offense. I have also sent this correspondence to local law enforcement, my son in law who is in federal law enforcement, as well as our attorney.

Regards,

Linda Grummer

From: Linda Grummer
Sent: Friday, April 22, 2016 5:42 PM

To: cscheel@co.slo.ca.us
Cc: bdgrummer@yahoo.com; skapsalis72@gmail.com
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 Vantriet <rvantriet@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 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.

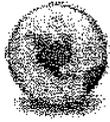
We did not purchase this property with the intent on utilizing it for a vacation rental. It was quite the opposite. However due to an unfortunate family medical crisis we have been unable to move permanently which led us to applying for a minor use permit for a short term vacation rental. This not only 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



Vacation Rental 2765 Crockett Circle
Linda Grummer

to:
cscheel@co.slo.ca.us
04/22/2016 03:42 PM

Cc:
"bdgrummer@yahoo.com", "skapsalis72@gmail.com"
Hide Details
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>

Dear Cody,

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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.

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Kind Regards,

Linda Grummer



Fwd: County File #DRC2015-00085
Richard Miller
to:
cscheel, cmckee
04/22/2016 01:39 PM
Hide Details
From: Richard Miller <rlmiller@thegrid.net>

To: cscheel@co.slo.ca.us, cmckee@co.slo.ca.us

Hi, Mr. Gibson

You are probably aware that a property owner on Crockett Circle has applied for a permit to run a vacation rental ihis 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 to 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>

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 <scarlamariealley@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 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



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

April 22, 2016

Thomas Pickering
2769 Crockett Circle
Los Osos, CA 93402

Beach-N-Bay Getaways
Attn: Nick Juren
785 Quintana Rd.
Morro Bay, CA 93442

Bruce & Linda Grummer
919 NW 17th Street
Oklahoma City, OK 73106

Re: **BRUCE & LINDA GRUMMER**
County File Number: DRC2015-00085

We have received a request for hearing on the above referenced project. The hearing will be held on, **May 6, 2016 at 9:00 a.m.** in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street Room D170 San Luis Obispo, California. At the hearing all interested persons may express their views for or against, or to change the proposed project. A copy of the hearing request(s) is enclosed.

If you have any questions please contact, **Project Manager, Cody Scheel** in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California 93408 or (805) 781-5157.

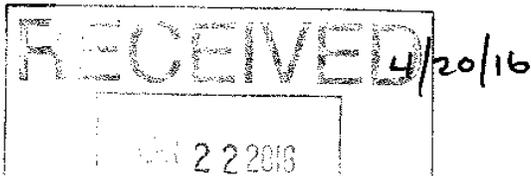
Sincerely,

A handwritten signature in cursive script that reads "Nicole Retana".

NICOLE RETANA, SECRETARY
PLANNING DEPARTMENT HEARINGS

cc: Cody Scheel, Project Manager/File

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711
planning@co.slo.ca.us • FAX: (805) 781-1242 • [HTTP://www.slocounty.ca.gov/planning.htm](http://www.slocounty.ca.gov/planning.htm)



Dear Project Manager,

I would like to request a Public Hearing on the Minor Use Permit to not allow a residential vacation rental at 2765 Crockett Circle at the bequest of my parents Thomas and Elizabeth Pickering.

My Father and Mother who reside at 2769 Crockett Circle (next door to the proposed vacation rental), are both elderly and cannot attend a public hearing for health issues. My Mother has stage 4 skin cancer and cannot be in a public forum. She also has sight problems which make walking difficult for her. My Father has hearing problems in a crowded space and he has difficulty moving long distances, because of his heart.

Both of my parents do not want a vacation rental next to them. The house at 2765 Crockett circle is very large and it is likely to have 10 or more people renting at one time. This leads to the issue of parking. The driveway there is very narrow and the off street parking at the most without the use of the garage is 2 with the garage 4, and that is with a lot of maneuvering. With more than one car parked outside 2765 Crockett's garage, any other car is going to have to back down a very long and narrow driveway. If they miss, they will topple into my parents' house or yard. My parents' bedroom is approximately 11 feet away from this parking problem. And in between my parents' house and 2765 is smooth concrete. The accoustics are really bad, sound bounces around and bombards my parents' 40 year old house. No dual pane windows.

More than likely there could be 6 or more cars at one time. This being said, there is not a lot of parking out in front of that house, nor in front of my parents' house. It is a quiet neighborhood. I don't want to spend my time trying to keep people from parking in front of the mail box.

Also, I know the noise level in which accompanies large groups on vacation is going to be another big disturbance for my parents. In the past the former owner's son had parties while his parents were out. The noise bounced between the two houses and off the concrete driveway seperating the two houses. It disturbed my parents, because their house is forty years old and was not made to be sound proof.

I have managed smaller vacation rental units and I have had on many occasions stopped the partying and the noise. The current owners of 2765 live in Oklahoma. Even with management, it will be very stressful on my parents and really stressful for me. I try to manage their affairs. Also, it is more than likely if this goes as a vacation rental the possibility of misuse is high. If it is rented to 10 then it is very likely that 10 could add up to 15 in the middle of the night. I have seen it happen over and over.

My parents are retired school teachers who should have the right to live in their house of 40 years unmolested.

Behind and above my parents' house was a vacation rental. On many occasions I would let the people know to, "shut up". At the time none of us understood the concept of "Vacation Rental". It means a glut of people who don't belong in the neighborhood they don't care about. With the need to conserve water I know this will lead to the misuse of this resource. I know how people get when they have paid for something: entitled. The parking, the noise and the over use of water is a big concern to the neighborhood.

Unfortunately the timing for this is horrible. I'm going to be gone this Saturday till the 13th of May. I have a friend taking care of my parents, but she cannot represent my parents on this matter.

I am trying to find someone to help them with this, but it may not be possible. My Brother is gone and may be able to help them, but I don't know. There is no way for me to contact him.

There are several active vacation rentals in the housing development know as Cabrillo Estates in which this proposed property and my parents' house is part of. One is approximately 1 block away from my parents on Travis. When these vacation houses are full the area knows it, in a negative way.

So please, let this letter represent my parents' view on this situation if I can't find someone to represent them at the hearing. It is as if my parents are being penalized for being elderly and sick. They can't represent themselves.

It is not good for the neighborhood.

Thomas and Elizabeth's telephone number is: 528-2159. My Dad is not comfortable using the phone, but my Mother can certainly talk to anyone who calls.

Thank you for your consideration,

Nancy T. Pickering

This letter was approved by:

Elizabeth L. Pickering

Thomas C. Pickering



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

History: This message has been replied to and forwarded.

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.

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County Planner - Current Planning

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Department of Planning & Building
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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

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Respectfully,

John T. and Carla M. Lalley
805.439.4370

Sent from Outlook



To: cscheel@co.slo.ca.us,
Cc:
Bcc:
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
From: Dar And Dennis Krouse <cviewer@aol.com> - Thursday 04/21/2016 10:47 PM

History: This message has been replied to.

1 attachment



Letter to SLO County requesting a hearing on vacation rentals.4.21.2016.docx

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

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



To: Jeffrey Weir <jeffweir@hotmail.com>, 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

Bcc:

Subject: Re: Minor Use Permit request for a vacation rental at 2765 Crockett Circle

From: Linda Owen <lindeowen@sbcglobal.net> - Thursday 04/21/2016 09:48 PM

History: This message has been replied to and forwarded.

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 up 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

Jeffrey H. Weir

Vice Chairperson - LOCAC

Chairperson - Land Use Committee



Vacation rental on Crocket Circle, Los Osos
Margaret Bertrand to: cscheel

04/21/2016 05:07 PM

History: This message has been forwarded.

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



Opposition to Vacation rental on Crocket Circle

Margaret Bertrand to: cscheel

Cc: Robert Van't Riet, staylor

04/21/2016 03:39 PM

1 attachment



LoCAC -Vacation rental ordinance PB letter.rtf

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

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

Margaret Bertrand :To
<lilymar@me.com>
Re: BOS meeting Subject

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: jbusseile@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.



To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>,
Cc:
Bcc:
Subject: Vacation Rentals
From: Bobby & Anita McKee <thelososomckees@yahoo.com> - Thursday 04/21/2016 03:38 PM

History: This message has been replied to and forwarded.

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



minor use permit for vacation rental in Cabrillo Estates

Cheryl Dove

to:

cscheel

04/21/2016 02:19 PM

Hide Details

From: Cheryl Dove <cheryl4pugs@gmail.com>

To: cscheel@co.slo.ca.us

Dear Mr. Scheel,

I am writing to request a hearing regarding the proposed minor use vacation rental permit for the home at 2765 Crockett Circle in the Cabrillo Estates neighborhood in Los Osos, CA. The neighbors would like an opportunity to voice their opinions regarding the provision of this permit. Please notify me of the date and time of the hearing. Thank you.

Cheryl Dove
377 Travis Dr.
Los Osos, CA

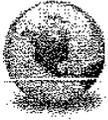


To: <cscheel@co.slo.ca.us>
Cc:
Bcc:
Subject: **Objection to Vacation Rental Permit**
From: <consultctoday@gmail.com> - Wednesday 04/20/2016 11:01 PM

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



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

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



County File #DRC2015-00085

John

to:

cscheel@co.slo.ca.us, Carla Lalley, jdevore@calpoly.edu, rvantriet@charter.net, waltbbb@gmail.com, John

04/20/2016 04:27 PM

Hide Details

From: John <papajtl@hotmail.com> Sort List...

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>

History: This message has been replied to and forwarded.

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



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

History: This message has been replied to and forwarded.

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



Vacation Rentals

Nancy May to: cscheel@co.slo.ca.us

04/20/2016 02:04 PM

History: This message has been replied to and forwarded.

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

Sent from my iPad



To: <cscheel@co.slo.ca.us>
Cc:
Bcc:
Subject: FW: vacation rentals in Cabrillo Estates
From: "Bob Vantriet" <rvantriet@charter.net> - Wednesday 04/20/2016 01:17 PM

History: This message has been replied to and forwarded.

Cody, just for the record I would like to request a hearing. What do I need to do to get it established that we need a hearing?

Thank you, Robert van't Riet

From: Deborah Whitson [mailto:lowhits@charter.net]
Sent: Wednesday, April 20, 2016 10:56 AM
To: Carol Devore; Dar And Dennis Krouse; Bob Vantriet; teakpickering@gmail.com
Subject: Fwd: vacation rentals in Cabrillo Estates

Forwarding a response from Cody at County Planning Dept, regarding the former Burden house.
JIm

Sent from my iPad

Begin forwarded message:

From: cscheel@co.slo.ca.us
Date: April 20, 2016 at 8:35:37 AM PDT
To: Deborah Whitson <lowhits@charter.net>
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

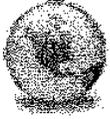
County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157



vacation rentals in Cabrillo Estates
Deborah Whitson to: cscheel

04/19/2016 06:04 PM

> 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
michelespencer

to:
'cscheel@co.slo.ca.us'
04/19/2016 06:04 PM

Hide Details

From: michelespencer@charter.net

To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>

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.**



Grummer Vacation Rental

Bob Vantriet

to:

cscheel

04/16/2016 01:19 PM

Cc:

dukesjeanne, waltbbb

Hide Details

From: "Bob Vantriet" <rvantriet@charter.net>

To: <cscheel@co.slo.ca.us>

Cc: <dukesjeanne@yahoo.com>, <waltbbb@gmail.com>

History: This message has been forwarded.

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: Minor Use Permit for vacation rental located at 2765 Crockett Circle

Jeffrey Weir

to:

cscheel@co.slo.ca.us

04/13/2016 08:21 AM

Hide Details

From: Jeffrey Weir <jeffweir@hotmail.com>

To: "cscheel@co.slo.ca.us" <cscheel@co.slo.ca.us>

Cody, below is the email received from Mr. Grummer withdrawing his application for an MUP vacation rental unit at 2765 Crockett Circle in Los Osos.

Jeff Weir

Date: Mon, 11 Apr 2016 19:56:04 +0000

From: bdgrummer@yahoo.com

To: jeffweir@hotmail.com

Subject: Re: Minor Use Permit for vacation rental located at 2765 Crockett Circle

Since we cannot be there at the meeting, we have decided to withdraw our request for a MUP vacation rental. Thanks, Bruce

On Monday, April 11, 2016 11:09 AM, Jeffrey Weir <jeffweir@hotmail.com> wrote:

Mr. Grummer, The Los Osos Community Advisory Council/Land Use Committee has received a request of consideration for a Minor Use Permit (MUP) for a vacation rental residential property located at 2765 Crockett Circle, Los Osos CA. I was told that you have decided to NOT pursue this MUP and need either verification that the permit request has been pulled or that a representative will be available to discuss the MUP on Thursday April 14, 2016 at 6:30 PM at a location in Los Osos.

Please respond as soon as possible. I will attempt to contact you by phone also.

Respectfully,

Jeffrey H. Weir
Chairperson
LOCAC Land Use Committee