

Annette Ramirez

From: CAMERON TAYLOR-BROWN <cameron.taylorbrown@gmail.com>
Sent: Sunday, August 07, 2016 12:14 PM
To: Annette Ramirez
Cc: Airlin Singewald
Subject: letter of support - please post
Attachments: SarahMaggeletSupport.pdf; ATT00001.htm

Importance: High

Here is an additional letter of support for the Request for a Minor Use Permit for 1736 Pacific Avenue Cayucos DR2015-0073, item #33 at the hearing on August 9. Could you please confirm receipt of the letter and post it on the county website ASAP? Thank you, Cameron Taylor-Brown

August 6, 2016

San Luis Obispo County Board of Supervisors
1055 Monterey Street
San Luis Obispo, CA 93401
RE: DRC 2015-00073

Dear Supervisors Arnold, Compton, Gibson, Hill, and Mecham,

I am writing today to encourage each of you to grant the Minor Use Permit for 1736PAC, LLC, which is on your agenda this Tuesday, August 9. I have had the opportunity to meet with almost all of you personally on this agenda item, and I am grateful for your time and your careful consideration of this request.

While a request for a MUP on vacation rentals on the coast is not granted without very careful consideration, I am confident that this property exhibits the extraordinary features that merit an exception to the Coastal Vacation Rental Ordinance. We have identified 10 separate features of the property that meet the requirements to grant the exception, which are detailed on the document dated April 2, 2016. I hope you will refer closely to that document as it outlines why a decision by you to approve the MUP would not be “setting a precedent” with just any home in Cayucos. This is NOT just any home in Cayucos, we would not have come this far in the process if we believed that it was.

As we discussed in our meetings, it is estimated that over 100 vacation rentals are currently listed on such sites as VRBO and AirBnB, most operating outside the ordinance and not contributing TOT tax or holding a business license, not to mention usually not professionally managed, leading to the degradation of the neighborhoods due to parking and noise issues.

Furthermore, over 40% of the current holders of the vacation rental license in Cayucos are not actively renting their property and therefore also not contributing TOT tax or helping to satisfy the need for more beds for our county visitors. Any given summer or holiday weekend, every hotel room in Cayucos is full nor do these hotels offer the experience that many families visiting our coast are looking for.

The market for vacation rentals; homes that feature multiple bedrooms (for several families traveling together, travelers with pets or multi-generational traveling groups), a full kitchen (to cook healthy, delicious meals from our local farmer's and fish markets) and a more friendly, casual “live like a local” feel to them, have never been in more demand. San Luis Obispo County has never been more on the tourism radar, both nationally and internationally, and we owe it to these wonderful visitors to showcase the best our county has to offer in accommodations.

Transient Occupancy Tax accounts for a decent amount of our county budget and could be dramatically increased if more of these illegal vacation rentals are identified and converted to legal properties. I have included a chart from Visit San Luis Obispo.com, that, when sent to me, Chuck Davidson, the CEO, stated,

“As you will see in the first column for the first 11 months of the fiscal year TOT for the un-incorporated area of the county totaled \$8.3 million, no drop in the bucket financially especially for a county confronted with the lost of tax revenue from the Diablo closure”

The Taylor Family, who has continuously owned this property on the beach since it was built in the late

1960's, wants to do the right thing and showcase our gorgeous beach front, four bedroom home, with its unique mid-century modern architecture and floor to ceiling windows on three sides of the ocean view living room, as a professionally managed, tax paying, legal vacation rental in the town of Cayucos.

We have done extensive surveying of the neighborhood, resulting in no negative feedback regarding our seeking of the MUP. We have a management company selected and a very strict contract written, forbidding parking issues, noise issue or overcrowding of the unit.

The very nature of the design of the home is why we know this property deserves the MUP approval: there are very few four bedroom homes (sleeps 10) right on the beach for rent in Cayucos. The redwood siding, floor to ceiling windows on three sides of the living room, and the fact that it juts out over the sand on one of only five rocky outcropping peninsulas along Cayucos Beach, make it a **showcase property that dramatically stands out among the homes on that stretch of coastline.** It is a very different property, very desirable and perfect as a vacation rental. The fact that five cars can park on the property (off the street) is also very remarkable. The garage is just that: a garage for cars (two of them!). This home is suited for operating as a vacation rental, not workforce housing, as it is too large for most working families to need or to afford. The orientation of the home mitigates all noise that might be generated from visitors, as the surf drowns out anything from the front porch and the enclosed yard has mature trees and walls on all sides.

But you can be sure that when visitors stay at 1736 Pacific Avenue for their week-long vacation, whether they are from France or Fresno, they will return home with incredibly positive experiences from their stay in Cayucos. From the tide pools and rock formations just in front of the home, to the surf spot just yards away, to the viewing of the whales and dolphin off shore from the telescope on the front porch.

Please allow us to add this incredible, locally owned and professionally managed, beautiful property to the inventory of Cayucos accommodations. The ordinance, when written 10 years ago, may not have seen AirBnB coming, but it did allow for extraordinary properties to gain exemption from the distance limit, to allow our county to focus on why the ordinance is in place: to allow for high quality tourism services without degradation of the neighborhood or loss of workforce housing.

This property, 1736 Pacific Avenue, meets that high bar for exception and, if granted, will take the opportunity very seriously, with professional management and paying of all applicable county taxes. There should not be concern for "setting a precedent" here because the property clearly meets the extraordinary characteristics to merit the MUP, with over 10 points to that end. That said, we do believe it is time to review the ordinance and find a way to maximize tax collection, be sure vacation rental properties are managed properly to benefit of the visitor, the county and the neighborhood, and be sure our gorgeous county and coastline are being showcased in the best light for these visitors.

Thank you for your consideration of the MUP for 1736PAC, LLC. We look forward to the opportunity to host families at the beach house soon!

Regards,

Sarah Maggelet

Sarah Taylor Maggelet

Templeton CA 93465