

From: dougbarth@sbcglobal.net
To: [Warren Frace](#)
Subject: Short Term Rental Ordinance ZC 15-006 Public Comment
Date: Monday, April 22, 2019 3:44:42 PM

As you know, I own a residential property within the city that I rent on a short-term basis. As a result, I will be abstaining from participating in the STR decision before the Planning Commission on Tuesday night. As I retain the legal right to make statements in my personal capacity as a concerned citizen of Paso Robles, please make these comments available to the Planning Commission during the public comment section of the STR hearing on Tuesday.

Thank you for the City's involvement in bringing this ordinance forward. I am in agreement with the majority of the ordinance, however, after review the wording, I find a few areas which might need clarification

Section 21.34.030 Permit Requirements (pg 35)

Subsections B refers to the tables.

Table 21.34.030.1 Non-Hosted Accommodation Separation Requirement

Table 21.34.030.1 Short Term Rental Permitting Table

Two tables with the same #. Shouldn't the second table be labeled Table 21.34.030.2?

Section "B" is listed again on pg 36.

Confusing. Should the second B be labeled as "C"?

B5 Page 37

States... "Site plan showing entire property... power panel disconnect... house water main valve... location of designated on site parking space... & location of trash containers"

This refers to documentation that must be submitted to the city for the permit application. This site plan should also be required to be posted on the property for the tenants along with the Good Neighbor Brochure which is noted under D3, (Pg 39)

B6 Pg 37

States... "Evidence satisfactory to the city that each bedroom meets local bldg. & safety code requirements"

Satisfactory is a pretty broad interpretation. Whatever the minimum requirements of what the city needs to meet the "satisfactory evidence" level of approval needs to be further explained/defined somewhere.

Table 21.34.030.2 Short Term Rental & Occupancy Limits (Pg 39)

This is the third table in this section. Shouldn't it be labeled as 21.34.030.3?

If so, references to this table must also be corrected (on Pg 41, E5)

D12 Pg 40 Permit Conditions

States ... "Permittee shall not allow the STR to be used where the number of persons exceed to permitted daytime occupancy limits"

Many owners also use their STR for personal use. Is there limit (or an exception) for an "owners" use or gathering at a STR property?

E5 Pg 41 Rental Agreements

RECEIVED
4/22/19
City of Paso Robles
Community Development Dept.

States....“Acknowledgement & agreement that the city may inspect the STR,
for cause, upon 24 hour notice.+

The definition of what constitutes “for cause” is very broad. This should be included in the definitions or footnoted to the municipal code section where it is defined..

21.34.060 B3c Pg 43 Cause for revocation or non-renewal of permit

States....“Operation of the property for other than the specific purpose of a short term rental”

Believe the reasoning behind this section is to prevent illegal uses of the property, however, an STR is defined in the ordinance (21.34.010 Q (Pg 35) as an occupancy for less than 30 days. The way it is currently worded, any single occupancy for a period longer 30 days could result in the STR permit being revoked. If this is what the city wants, that should be made clear. Otherwise, it should be made clear that occupancies longer than 30 days (non TOT stays) are allowed uses of a STR property.

Respectfully submitted

Doug Barth

25 12th St

RECEIVED
4/22/19
City of Paso Robles
Community Development Dept.