

4/28/20 PC Agenda - Addendum 1

To:

Darren Nash and Members of the Planning Commission

I understand that the owners of the Paso Market Walk have requested that our City allow six non-hosted short term rental permits on their one individual parcel.

As I recall, the criteria for short term rentals passed by the city last year, has been a long, arduous and contentious debate lasting almost 5 years. Through the hearing process, I specifically asked, "if the city allows 3 units to be built on a single parcel, why can't we have 3 short term rentals on that parcel?". This idea was disposed of during the task force meetings, the Planning Commission meetings, and at last the City Council meetings. I was told at each meeting that "they" wanted to restrict short term rentals to 2 units per parcel.

On August 6, 2019 Ordinance No. 1082 N.S. was adopted by our city which specifically states "no more than two (2) non hosted short term rental permits will be issued per legal parcel (Table 21.34.030, #2).

Furthermore, this same Ordinance and Table is explicit that "multi-family residential apartment units (4 or more dwellings per lot) may not be used as Non-Hosted Short Term Rentals." The city has clearly described these units not as connected physically in any manner, but as "4 or more dwellings per lot". Based upon this "interpretation" by this Ordinance, The Paso Market Walk having 6 dwellings per one lot should not be allowed a Short Term Rental permit for **any** of their dwellings as they exceed the 4 dwellings per lot rule.

One of the issues that I raised during the permitting process for Paso Market Walk was the availability of parking. I refer you to the aforementioned ordinance Table 21.34.030.2 Short Term Rental Parking and Occupancy Limits. As I understand there are 2- 2 bedroom apartments, 2- 1 bedroom apartments, and 2 studio apartments. Based on the occupancy limits for each apartment the total allowable guests for the 6 units between 9pm and 7am would be 16. However, between 7am and 9 pm, the allowable number of guests would increase to 40. This would create parking issues for those who want to shop and enjoy other activities throughout the day and early evening at the Paso Market Walk. I fear that these units will be utilized as "Party Central" and quiet hours will be ignored by renters.

I have included two exhibits, pictures of the tandem parking spaces located on the north end of the property. Two of the tandem parking spaces measure 8'9"

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wide which is approximately the same as the newly paved downtown parking lot on Spring Street between 13th and 12th streets which are 8'8" wide. However those located on the Spring Street lot are diagonal parking spaces which would not require as large of a turning arc when parking. Straight in parking that exists in "The Courtyard" parking lot all measure at 9 foot widths. As stated, 2 of the three tandem parking spaces on the north end of the property are a little short of that 9 foot width, but since cars will be driven straight into the parking I wouldn't think it would be an issue as to width as long as they are utilized by smaller vehicles. This is not the case for the third tandem parking spot which is located at the westerly most of the three. Not only is the width narrow at 7'10", but if cars are parked in the two spaces located directly behind this tandem space, it would be difficult to navigate in or out of the tandem space. I am not aware what city code is for parking spaces, but since most compact cars average a 6 foot width, this would allow less than a foot on each side of the vehicle for a driver and passenger to exit from this parking space. A full size vehicle which averages 6.5 to 7 foot wide would render all of these tandem parking spaces unusable. If these tandem parking spaces were to be designated parking for the apartments, clearly by their spacial design, the renters may have to use other spaces that were designated for shopping or other activities at the Market Walk. I'm surprised these issues were not addressed in the permitting phase or in inspections, but I hope that corrections can be made to more realistically address what will become a lack of parking for this project.

Within the Short Term Rental Permit application packet, there is a checklist for a Verification of Property Condition. I was told that these are all specific items which must be met in order to retain your permit. Items included are an address visible from the street, smoke alarms on each level, etc. and also listed is the requirement that there must be a "Window or door from each bedroom opening directly to exterior for emergency egress". I have not seen the plans for these exits, but on visual review of the site, I don't see an ability for anyone to exit from the second floors in an emergency. Please respond as to the resolution of this matter.

I might remind all involved that this was a long and detailed process culminating in the final adopted ordinance last August, a process that clearly started long before the "Market Walk" proposal and permitting stage of the proponents project. The promoters of Paso Market Walk project had ample time and

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opportunity to attend all of these meetings and discussions and to request changes as a part of their original design and permit.

It's important that government is consistent and fair to all of its citizens and apply its laws and regulations evenly without prejudice, bias or favor to a few. I would ask that the City Planner not approve this request and based upon the "4 or more dwellings per lot", refuse any short term rental permit located at the Paso Market Walk.

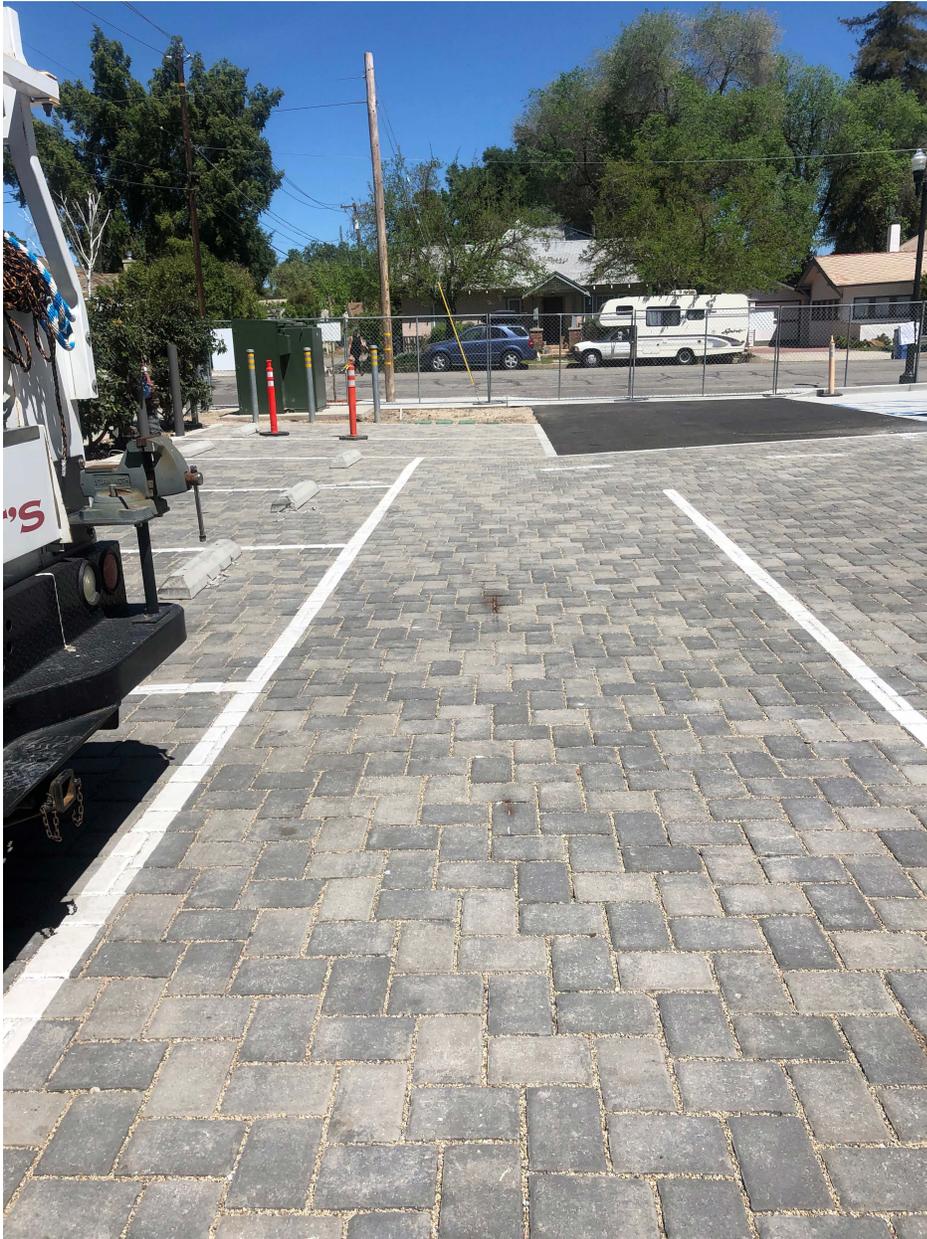
Respectfully,

Sharon L. Roden

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From: [Wendy McIntire](#)
To: [City Clerk](#); [Planning](#)
Subject: Planning Commission Meeting 4/28/20, Item 3 comment
Date: Tuesday, April 28, 2020 1:49:53 PM

Dear Planning Commission:

In regards to Item 3 on tonight's agenda:

I strongly oppose the request for an variance, and here are some reasons why:

I'm sure the Commission members are aware that we are in the middle of a housing crisis. In this particular area where this development is located, neighborhoods were left out when it came to true control measures of Short Term Rentals (STRs) as granted to R-1 neighborhoods this past year. The left out neighborhoods, one of which I live in (1 block from the Paso Market Walk project), are some of the most stressed when it comes to housing. If you walk down the streets you will see multiple cars crammed next to each other in makeshift angled parking because a lot of people are squeezing into ever shrinking available housing.

Currently the City of Paso Robles is struggling to find a way to meet the requirements for low income housing. Every STR allowed makes it more difficult to meet this requirement. I am not suggesting that these units be low-income, just long term rentals, to offset the need for housing elsewhere.

Many of the long term renters continue to be squeezed out when homes are sold to the highest bidders so they can turn them into yet another STR. Due to lack of available rentals, rents become unreasonably high, forcing these people to move out of the area. In this particular area the people that might work at the retail shops, retired people, or young families just trying to get by will be the ones hardest hit, the ones forced to find housing elsewhere.

Too many STRs in a condensed area destroy the fabric of the very neighborhood they seem to want to be a part of. They are eating the hand that feeds them.

I initially supported the Paso Market Walk; it was touted as a place for the neighbors and locals to convene as well as a place for tourists to visit. Short term rentals at this site will turn it over to the tourists. What's left for the neighbors? I still greatly support the project, minus all STRs.

There are hotels galore in and around Paso Robles. And more coming. Before we had such an abundance of STRs, tourists still came. People still traveled to Italy without needing to take over the entire center of Venice with STRs. People would still go just about anywhere without the option of an STR.

Allowing this property owner to have STRs (and six?!) is clearly a signal that a property owner's individual rights is given more value than the property rights of everyone else affected and those that live on those properties, be it renters or owners. Also, if the STRs are allowed, it signals that owners of high profile projects backed by someone somewhere with a lot of money and can afford fancy lawyers, will always win.

You've been given the power to help assure that Paso Robles remains a happy place for its citizens to abide. I urge you to say no, and please decline this variance application.

Thank you,

Wendy McIntire
1912 Park Street