**June Lake Short-Term Rentals**

**Solutions Analysis**

June 14, 2017

**Low-Hanging Fruit**

* Private-Side Issues/County can disclose responsibilities:
  + Codify Liability (renters vs homeowners)
  + Insurance Requirements
  + Lender Notification
  + CC&Rs: County shall not approve STRs if notified that CC&Rs prohibit
* Potential New Regulations:
  + Post enforcement # on Site and Online
  + Require Education by Owners of Rentals on Specific Conditions (trash, roads, boundaries)
  + Expand Direct Notice Calculation Based off of Farthest Edge of Contiguous Parcel of Same Owner
  + Limit # of Vehicles Allowed
* Roads as Criteria
  + Include Road Conditions as Part of Permit Process

**Not Viable: Existing/Legal Issues/Not a County Activity**

* Existing/Outside County Authority:
  + Require Damage from New Construction to be Repaired
* Not a County Activity:
  + Ensure cell phone service
  + Build More Commercial Lodging/Condos
  + Develop HOA's to Enforce CCRs
* Legally Problematic
  + Only allow where ALL want STRs
  + Allow for Direct Neighbor Veto of STR Permit

**For Discussion: Community-wide**

* Fees/Funding/Exactions for Services/Benefits or Mitigation of Impacts:
  + Tie fees (e.g., TOT) to community services (Roads/Medics)
  + Dedicate fees (TOT) to fund enforcement
  + Require Affordable Housing Mitigation
  + Require STRs to Contribute to Road Repair
  + Ensure STR TOT Compliance Equal to Other Lodging
* Enforcement:
  + Provide Another Reporting Method Other than Neighbors Policing Neighbors
  + Hire More Code Compliance Officers
  + Enforcement should be available nights/weekends
  + Advertising/reservation access: gain access for enforcement
* Potential New Regulations:
  + Short time response to issues (require local phone # with 1 hr response time)
  + Noise Regs
* Mapping:
  + Create Single STR Policy Community-Wide
* Decision-Making Tool:
  + Send the issue to a vote of the people

**For Discussion: By Neighborhood**

* Ban/Prohibition
  + Prohibit STR Type I
  + Prohibit STR Type II
* Allow as Proposed
  + Allow Type I & Type II for Leonard Avenue
  + Enforce Existing Rules
* Potential New Regulations
  + Seasonal Restrictions
  + Density Limit
  + Rental Day Limit
  + Limit Type I with Occupancy Limits (1-2 people)
  + Allow Type II with New Regulations
  + Allow Type I with New Regulations
* Roads as Criteria
  + No Rentals on Private Roads
  + No Short-Term Rentals in the Clark Tract to Ensure / Provide for Work Force Housing
  + Restrict STR to Areas Accessed by County Roads
* Mapping/Scale
  + Partition Clark with Different STR Regulations (Nevada St)
  + Partition Clark with Different STR Regulations (Los Angeles St)
  + Partition Clark with Different STR Regulations (W Washington - where there is existing rental and commercial)
  + Ensure Some Neighborhoods Remain Residential without any STR
  + Maintain Clark as a Contiguous Neighborhood
  + Split off Mt View Ln as Allowable for STR