**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