

Name and address: **PATRICK PATARA**, 15 ARDMONT, KENNINGTON, CA 94707
KMAC Member

Contra Costa County Short-Term Rental Regulation Questionnaire

(only applies to unincorporated communities)

	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?	X		
2. Prohibit rental of Accessory Dwelling Units?		X	BUT THE DESIGNATION SHOULD NOT BE BOTH
3. Restrict rentals to 90 days per year? More or less?	X		
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	X		NOTIFICATION TO NEIGHBORS THAT THEY ARE APPLYING FOR SHORT TERM RENTAL FOR THE CONCERNING THE PROPERTY ADDRESS
5. Require additional parking?		X	
6. Limit the number of guests?	X		LIMIT GUESTS PER BED OR SIZE OF UNIT
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?		X	
8. Require a business license?	X		
9. Require performance standards to be met or permit may be revoked?	X		BUT PERFORMANCE STANDARDS WOULD NEED TO BE WRITTEN UP.
10. Allow special events at rental?		X	
11. Require a Transient Occupancy Tax on all short-term rentals?	X		
12. Require a ministerial permit to operate?	X		
13. Prohibit all Short Term Rentals?		X	

Name and address: CHRIS BEYDON (KMAC) 220 STANFORD AVE
KENSINGTON, CA. 94708

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	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?	☒	☐	
2. Prohibit rental of Accessory Dwelling Units?	☐	☒	
3. Restrict rentals to 90 days per year? More or less?	☒	☒	
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	☒	☐	NOT IF OWNER OCCUPIED.
5. Require additional parking?	☐	☐	
6. Limit the number of guests?	☒	☐	SHOULD BE ALIGNED WITH ADDITIONAL COUNTS
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	☒	☐	
8. Require a business license?	☒	☐	
9. Require performance standards to be met or permit may be revoked?	☒	☐	
10. Allow special events at rental?	☐	☒	
11. Require a Transient Occupancy Tax on all short-term rentals?	☒	☐	
12. Require a ministerial permit to operate?	☒	☒	
13. Prohibit all Short Term Rentals?	☐	☒	

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COMMENTS

YES NO

1. Require owner occupancy (e.g., hosted rental)?

X

should not be limited to shared rooms only. people may need a whole ~~house~~ home.

2. Prohibit rental of Accessory Dwelling Units?

X

3. Restrict rentals to 90 days per year? More or less?

X

4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?

X

this should be done regionally. all owners want to think this way, so if it needs to be mandated, so be it.

5. Require additional parking?

X

MANDATORY - biggest issue in Kensington

6. Limit the number of guests?

X

can vary house as many as there are beds.

7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?

X

8. Require a business license?

X

Planning/marketing income or profit - must be declared.

9. Require performance standards to be met or permit may be revoked?

X

10. Allow special events at rental?

X

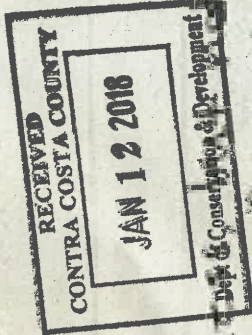
11. Require a Transient Occupancy Tax on all short-term rentals?

X

same as B&B.

12. Require a ministerial permit to operate?

X



Name and address: Lloyd Cowell 107 Arlington Ave Kensington KMAC number.

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	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?	X		Seems to be the best way to regulate
2. Prohibit rental of Accessory Dwelling Units?		X	Not reasonable if owner-occupied
3. Restrict rentals to 90 days per year? More or less?		X	No reason to restrict rentals if well-run
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	X		owner-occupied is best. this would be a second choice
5. Require additional parking?	X		safety and community disruption
6. Limit the number of guests?	X		safety and community disruption
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?		X	Can be regulated through requirements for minimal permitting process.
8. Require a business license?	X		maybe
9. Require performance standards to be met or permit may be revoked?	X		Must be consequences for not following the rules.
10. Allow special events at rental?		X	Large crowds cause the most problems
11. Require a Transient Occupancy Tax on all short-term rentals?	X		Oversight costs money
12. Require a ministerial permit to operate?	X		who is engaging in the activity?
13. Prohibit all Short Term Rentals?		X	Not reasonable

Melissa Holmes KMAC Member

Contra Costa County Short-Term Rental Regulation Questionnaire

		YES	NO	COMMENTS
1.	Require owner occupancy (e.g., hosted rental)?		x	
2.	Prohibit rental of Accessory Dwelling Units?		x	
3.	Restrict rentals to 90 days per year? More or less?		x	
4.	Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?		x	"Close proximity" is redundant. Require owner to be available by phone or proximate to unit, during rental
5.	Require additional parking?		x	No parking required, but notify any short-term tenants that Kensington does not allow on-street parking for short-term renters
6.	Limit the number of guests?	x		Two per bedroom
7.	Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	x		For any major exception, but parking on street parking should be prohibited for all short term renters. If a unit has off street parking that's fine, but it should not be required.
8.	Require a business license?		x	
9.	Require performance standards to be met or permit may be revoked?			Not sure what these are, and the burden of proof should be any anyone making an accusation of unmet standards
10.	Allow special events at rental?	x		Yes, but then the renter is responsible for hiring valet parking, or mandating guests take public transportation or taxi/uber /lyft, as no on-street parking will be allowed.
11.	Require a Transient Occupancy Tax on all short-term rentals?		x	
12.	Require a ministerial permit to operate?		x	
13.	Prohibit all Short Term Rentals?		x	