

Name and address: Lawrence Ellum, Tracy Open

510.508.9107

E-mail: tracyogden@hotmail.com

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 | | Owner on site will maintain integrity of Neighborhood. This is NOT a Motel 6 situation. |
| 2. Prohibit rental of Accessory Dwelling Units? | | X | Providing Owner is on Site. |
| 3. Restrict rentals to 90 days per year? More or less? | X | | Prefer low neighborhood impact |
| 4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)? | X | | Need contact information on responsible party to handle unforeseen situations. i.e.: appliance problems, lock code problems. Rude or out of control "guests". |
| 5. Require additional parking? | X | | Adhere to parking laws & codes. i.e.: curbs wheels, etc. |
| 6. Limit the number of guests? | X | | Residential zoning - Not A Hotel |
| 7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)? | X | | |
| 8. Require a business license? | X | | Must adhere to all codes and applicable laws, + A/RBNB |
| 9. Require performance standards to be met or permit may be revoked? | X | | Monitor all activity to insure public safety, No afterhours drunkenness, loud behaviour, parking compliance on vehicles. Adhere to garbage pickup schedule. Proper permits & prior notification. |
| 10. Allow special events at rental? | X | | To cover any of all additional impact costs & liability coverage. Make it unattractive to break or skirt the rules and existing laws. |
| 11. Require a Transient Occupancy Tax on all short-term rentals? | X | | Need some clarification! way too vague. ? |
| 12. Require a ministerial permit to operate? | ? | | |
| 13. Prohibit all Short Term Rentals? | X | | |

Name and address: Christopher Trailors

3 Kerr Avenue Kensington CA 94707

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| | 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 | | |
| 5. Require additional parking? | | X | - in driveway or 1 car |
| 6. Limit the number of guests? | X | | - have had huge families in street |
| 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 | | |
| 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:

Tony Travlos, 3 KERR AVE, KENSINGTON 94707

Contra Costa County Short-Term Rental Regulation Questionnaire

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COMMENTS

YES NO

| | | | |
|-----|--|-----|----------------------|
| 1. | Require owner occupancy (e.g., hosted rental)? | Yes | |
| 2. | Prohibit rental of Accessory Dwelling Units? | No | |
| 3. | Restrict rentals to 90 days per year? More or less? | No | |
| 4. | Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)? | YES | |
| 5. | Require additional parking? | No | - restrict to 1 car. |
| 6. | Limit the number of guests? | Yes | |
| 7. | Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)? | Yes | |
| 8. | Require a business license? | Yes | |
| 9. | Require performance standards to be met or permit may be revoked? | Yes | |
| 10. | Allow special events at rental? | No | |
| 11. | Require a Transient Occupancy Tax on all short-term rentals? | Yes | |
| 12. | Require a ministerial permit to operate? | Yes | |
| 13. | Prohibit all Short Term Rentals? | No | |

Name and address: *Neaen Travler*

3 Kerr Ave, Kensington, 94707

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| | 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 | | |
| 5. Require additional parking? | | X | X But put Cap - 1 car is okay but not 4 |
| 6. Limit the number of guests? | X | | |
| 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 | | |
| 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 | |

Cathy Travlos
3 Ken Ave. Kensington 94707

Name and address:

Contra Costa County Short-Term Rental Regulation Questionnaire

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| | YES | NO | COMMENTS |
|---|-----|----|--|
| 1. Require owner occupancy (e.g., hosted rental)? | X | | |
| 2. Prohibit rental of Accessory Dwelling Units? | | X | I understand there are people who do this to stay in their homes |
| 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 | | |
| 5. Require additional parking? | | X | 1 extra car is fine, we've had H at house in our neighborhood - not OK |
| 6. Limit the number of guests? | X | | |
| 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 | | |
| 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: Rudi Schmid 16 Edwin Drive, Kensington - Member of KPOA
510-201-9162

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 | Only with provided permits - restrictions |
| 2. Prohibit rental of Accessory Dwelling Units? | X | - Owner Occupied |
| 3. Restrict rentals to 90 days per year? More or less? | X | Only Owner Occupied |
| 4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)? | X | Definitely Always |
| 5. Require additional parking? | X | |
| 6. Limit the number of guests? | X | Curb wheel regulation. No parking on wrong side of road-use driveway |
| 7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)? | X | Always, with Neighbor notification |
| 8. Require a business license? | X | Accountability |
| 9. Require performance standards to be met or permit may be revoked? | X | Garbage, noise ordinance |
| 10. Allow special events at rental? | X | Notification + special use permit |
| 11. Require a Transient Occupancy Tax on all short-term rentals? | X | Tax to ensure proper rules & regulations to Kensington |
| 12. Require a ministerial permit to operate? | 2 | |
| 13. Prohibit all Short Term Rentals? | X | Provided Owner is on-site |

Name and address: RAY BARRAZA 248 AMHERST K. 94708
raybarraza@gmail.com

Contra Costa County Short-Term Rental Regulation Questionnaire

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| | YES | NO | COMMENTS |
|---|-----|----|------------------------------------|
| 1. Require owner occupancy (e.g., hosted rental)? | X | | No ABSENTEE LANDLORDS! |
| 2. Prohibit rental of Accessory Dwelling Units? | | | |
| 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 | | |
| 5. Require additional parking? | X | | |
| 6. Limit the number of guests? | X | | |
| 7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)? | X | | OR ALTERNATE DISCRETIONARY PERMIT! |
| 8. Require a business license? | X | | |
| 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 | | |
| 12. Require a ministerial permit to operate? | X | | |
| 13. Prohibit all Short Term Rentals? | | | |

Name and address:

Contra Costa County Short-Term Rental Regulation Questionnaire

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| | 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 | | What happens if someone wants to rent out their whole house occasionally? |
| 5. Require additional parking? | X | | |
| 6. Limit the number of guests? | X | | |
| 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 | | How will you create/enforce these standards? Worried about unfriendly neighbors gauging the system by calling the police daily to generate bad stats on a property. ⁺ |
| 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:

Contra Costa County Short-Term Rental Regulation Questionnaire

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| | YES | NO | COMMENTS |
|---|-----|----|--|
| 1. Require owner occupancy (e.g., hosted rental)? | X | | Should be principal residence |
| 2. Prohibit rental of Accessory Dwelling Units? | | X | |
| 3. Restrict rentals to 90 days per year? More or less? | | X | No restrictions on number of days |
| 4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)? | X | | Owner should not be required to always be home during rental. This could be problematic for owners who want to rent out their home on occasion. |
| 5. Require additional parking? | X | | |
| 6. Limit the number of guests? | X | | |
| 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 | | How will you come up with enforceable standards? Will there be an appeal board for complaints? If someone doesn't like the owner they could constantly call the police to rack up number of calls. Seems problematic to get fair standards. ⁺ |
| 10. Allow special events at rental? | | X | Definitely not |
| 11. Require a Transient Occupancy Tax on all short-term rentals? | X | | This will also require a whole new process to enforce/collect. Is it worth it? |
| 12. Require a ministerial permit to operate? | | X | |
| 13. Prohibit all Short Term Rentals? | | X | Property owners should have the right to generate income from their investment |

Name and address: *Randy Weiss 149 Purdue Ave Kensington 94768*

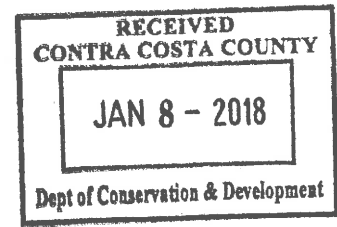
Contra Costa County Short-Term Rental Regulation Questionnaire

(only applies to unincorporated communities)

YES NO COMMENTS

- | | | | |
|---|-------------------------------------|--|--|
| 1. Require owner occupancy (e.g., hosted rental)? | <input checked="" type="checkbox"/> | | |
| 2. Prohibit rental of Accessory Dwelling Units? | <input checked="" type="checkbox"/> | | |
| 3. Restrict rentals to 90 days per year? More or less? | <input checked="" type="checkbox"/> | | <i>Depends on type of rental. If stand alone house, yes. If a room in a house, no.</i> |
| 4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)? | <input checked="" type="checkbox"/> | | |
| 5. Require additional parking? | <input checked="" type="checkbox"/> | | |
| 6. Limit the number of guests? | <input checked="" type="checkbox"/> | | |
| 7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)? | <input checked="" type="checkbox"/> | | |
| 8. Require a business license? | <input checked="" type="checkbox"/> | | |
| 9. Require performance standards to be met or permit may be revoked? | <input checked="" type="checkbox"/> | | |
| 10. Allow special events at rental? | <input checked="" type="checkbox"/> | | |
| 11. Require a Transient Occupancy Tax on all short-term rentals? | <input checked="" type="checkbox"/> | | |
| 12. Require a ministerial permit to operate? | <input checked="" type="checkbox"/> | | |
| 13. Prohibit all Short Term Rentals? | <input checked="" type="checkbox"/> | | |

Leslie Reckler
33 Edwin Drive
Kensington, CA 94707
510-393-1874
lesmac@sbcglobal.net



1. **Require owner occupancy (e.g., hosted rental)?** Yes. We'll get better compliance to rules and regulations. A prime concern is compliance with environmental and safety regulations. If there is a "Spare the Air" Day, an owner is more likely to inform the tenant not to burn wood. If there is an earthquake, an owner will know where the gas shut-off valve is. If there is a high fire advisory, an owner is more likely to ensure cars are parked off the road. The owner is more likely to ensure water usage is monitored and the trash and recycling rules are adhered to. If the house is not owner-occupied, there is no incentive to ensure compliance. I'd also like "short-term rental" defined. Is that one night, two, five, two weeks?
2. **Prohibit rental of Accessory Dwelling Units?** No, but a balance must be struck so that both owner and neighbor rights are exercised/protected.
3. **Restrict rentals to 90 days per year? More or less?** Not sure. I'd be open to it if critical rules and regulations were developed and enforced.
4. **Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?** Yes. Absolutely.
5. **Require additional parking?** Yes. We literally cannot park any more cars on our streets now. This is a safety hazard for emergency crews to get through in the event of wildfire or similar emergencies.
6. **Limit the number of guests?** Yes. Absolutely.
7. **Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?** Yes.
8. **Require a business license?** Yes.
9. **Require performance standards to be met or permit may be revoked?** Yes.
10. **Allow special events at rental?** Not sure. I'd need to know more about that. Certainly, we don't want someone renting a property to host a series of Coachella-type concerts, but I'm not opposed to special events. How are special events defined?
11. **Require a Transient Occupancy Tax on all short-term rentals?** Yes. Absolutely.
12. **Require a ministerial permit to operate?** Yes.
13. **Prohibit all Short-Term Rentals?** No.

Francisco Avila

From: Kate Rauch
Sent: Monday, December 18, 2017 11:06 AM
To: Francisco Avila; Aruna Bhat
Subject: FW: Short-term rental discussion

FYI

On 12/15/17, 12:28 AM, "Matthew Freedman" <freedman.matthew@gmail.com> wrote:

Kate,

I am a new homeowner in Kensington and was unable to attend the December 5th community meeting on short-term rental regulation. I would like the opportunity to weigh in on this issue before the staff develops a specific proposal for consideration by the Contra Costa County Board of Supervisors.

My wife and I have spent our entire careers in non-profit organizations. She works in development at the National MS Society and I am an attorney for The Utility Reform Network, a consumer advocacy group in San Francisco. We stretched all the way to our limit to purchase a single-family home in Kensington and are thrilled to live here. The ability to dedicate a portion of our home for short-term rentals will allow us to afford to stay in this community.

While I do not oppose reasonable regulation of short-term rental activity, I urge the Board not to adopt prohibitive restrictions that would adversely affect homeowners who live in their homes. Reasonable restrictions include taxes, registration, and limits on the number of days a property can be rented without the host being present. Any regulations should be designed to prevent investors from acquiring homes for the primary purpose of using the property as a short-term rental with no intention of actually inhabiting the premises.

If the Board wants to adopt restrictions, it should consider San Francisco's limit of 90 days per year for unhosted rentals. This would permit homeowners to rent their entire premises when away on extended vacations while ensuring that properties are not being dedicated to short-term rental usage. There should be no limit on the number of days that a portion of a home can be rented when the host is present. San Francisco does not have any such limits and makes a major distinction between unhosted and hosted short-term rentals. Also, the board should not add onerous and unnecessary parking requirements. For example, my property has no off-street parking (not even for me) but plenty of available on-street parking. Since the County doesn't limit the number of cars I am allowed to own and park on the street, there should not be a requirement that I have an off-street parking space for any guests coming to visit.

Please let me know how I can provide comments that will be considered by staff and the board. I would like to be kept apprised of next steps, draft proposals, and timelines for action by the Board.

Thanks very much for your consideration of my views.

Matthew Freedman
633 Coventry Road
Kensington
415-412-7886

Francisco Avila

From: Kate Rauch
Sent: Tuesday, January 02, 2018 2:59 PM
To: Aruna Bhat; Francisco Avila
Subject: Fwd: Airbnb regulations

This is from a Kens resident. Not a KMAC member.
Kate

Sent from my iPhone

Begin forwarded message:

From: Cathy Travlos <ctravlos@gmail.com>
Date: December 29, 2017 at 11:26:21 AM PST
To: <kate.rauch@bos.cccounty.us>
Subject: Airbnb regulations

Below are my comments from the meeting with the KMAC. The property across the street from us has been rented continuously since September. It brings an extra set of cars - last week the group had 3 cars, Thanksgiving there were at least 6 - and except for once, they don't park in the driveway. They mostly don't curb their wheels. It brings noise late at night and early in the morning. There is trash. There is a constant influx of people who have no reason to care about the neighborhood.

Having listened to the other comments at the meeting, it's clear that there's a difference between someone renting out their in-law unit or room and someone renting out their entire house. The impact on our neighborhood has been huge. We feel like we're living across the street from a frat house. I'd be happier if the owner was on site and if there were some restrictions on parking. One extra car is one thing. Four is too much!

I think some kind of licensing would be helpful. There's actually concern in our situation that remodeling was done without permits. We've all been in this house many times and know that a wall was removed and haven't been able to find a permit except for some minor electrical and plumbing work.

Thanks for your time in helping sort all of this out. Here are my remarks.

Cathy Travlos (3 Kerr Ave, Kensington)

I'm a life-long resident of Kensington and live in a neighborhood where we know each other - we have each other's cell phone numbers and front door keys and alarm codes and we look out for each other. We have

long-term renters nextdoor and they are great neighbors. We have an airbnb across the street from us and they are not.

We've had a constant stream of strangers, often with multiple vehicles, moving in and moving out every 2 or 3 days since September. When there are issues there's really no way to deal with it. The owner (who has never lived in the house) lives in Singapore. His daughter, who manages the airbnb, lives in NY. There's a property manager who's somewhere else. The people who are staying in the house have no connection to the community and don't care about their impact.

- traffic/parking - there are 2 or 3 or more extra cars on our street. They almost never park in the driveway but park on the street, which is steep, and almost none of them understand about curbing their wheels. They frequently block people's driveways and stop in the middle of the street.
- Noise - we've had several times when a group of very drunk people were staggering around in the street, laughing and yelling. We didn't want to be "those neighbors" who always call the cops, but in hindsight we should have. There was a car parked in front of the house late at night with the music up so loud that the driver didn't hear my son yelling at him until he knocked on the car window. Then he noticed all the neighbors standing on their front porches in their pajamas yelling at him.
- Trash - we now have litter in front of this house. Food wrappers. Receipts. Cigarette butts. I'm tired of doing trash cleanup every morning before I go to work but I'm more tired of looking at it.

We would love to see some regulations and expectations around parking (like requiring these people to use the driveway or garage instead of the street?) and noise (telling renters quiet time is 10pm clearly means nothing) and how often you can rent (this house has been rented continuously since Sept with mostly 2-3 day stays. We feel like we live across from a hotel.

822-4.404 In-Lieu Fee.

- (a) The amount of a fee that is paid in lieu of some or all inclusionary units will be established in the community development department's fee schedule adopted by the board of supervisors.
- (b) Fee amounts in the fee schedule for for-sale units will be calculated to be equivalent to the difference between the affordable sales price for a targeted household and the median price, as determined by the County, of all single-family home sales in the County within the previous 12 months. Fee amounts in the fee schedule for rental units will be calculated to be equivalent to the difference over a 55-year period between the average rent, as determined by the County, of a two-bedroom, one-and-a-half-bathroom apartment in the County and the annual ^{\$1,506} affordable rent for a targeted household. Fee amounts will be calculated annually.
- (c) All fee revenues will be deposited in a restricted fund earmarked to provide housing opportunities for extremely low, very low, lower, and moderate income households.
- (d) Funds will be appropriated for expenditures authorized by law that make housing units affordable to extremely low, very low, lower, and moderate income households and for costs associated with administering the restricted fund.
- (e) In-lieu fees shall be paid before the first building permit is issued for any portion of the residential development. (Ord. 2006-43 § 2.)

822-4.406 Alternative Methods of Compliance. A developer may submit a proposal for complying with this chapter by proposing one or more of the following compliance alternatives:

- (a) **Off-Site Development.** Some or all of the required inclusionary units may be constructed off-site, or an existing off-site development may be acquired and rehabilitated to provide some or all of the required inclusionary units, if the County determines that the combination of location, unit size, unit type, pricing, and timing of availability of the proposed off-site inclusionary units would provide equivalent or greater benefit than would result from providing those inclusionary units on-site, or if the County determines that on-site construction of those inclusionary units would be infeasible. Any off-site inclusionary units must be constructed or rehabilitated prior to or concurrently with construction of the on-site residential development. The off-site development location must be appropriately zoned and all required entitlements issued for the off-site development alternative before building permits are issued for the on-site residential development. The off-site development location should be within a reasonable geographic distance of the on-site residential development, such as within the same school district or identified community, unless otherwise directed by the board of supervisors.