

**TEMPLETON AREA ADVISORY GROUP**  
**Addressing the Area's Land Use Planning Since 1994**  
**PO Box 1135 Templeton, CA 93465**  
**RECOMMENDATION REPORT TO THE COUNTY**

VIA Email

TO: John Peschong District 1 Supervisor  
Trevor Keith SLO County Planning Director  
Holly Phipps, County Planner  
Mandi Pickens, Applicant Consultant  
Eric Tolle, County Planner

From Scott Shirley. TAAG Board Chair

Date July 21.2022

CC: TAAG Board members

SUBJECT: Report of TAAG Recommendation – Project No N-DRC2021- 00002  
Adelaida Willow Creek Area Vacation Rental Permit Modification Request  
Property Address: 5240 Jack creek Road Templeton  
TAAG Board Meeting Date; July 21, 2022

This matter was referred to TAAG in accordance with SLO County Ordinance Section 22.30.510 b. ii. which states that *“ii. **Location.** No residential vacation rental shall be located within 1,500 feet of an existing permitted vacation rental. This requirement may be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required.*

This application requests a modification of this 1,500 foot separation distance due to a neighboring permitted Vacation Property located approximately 450 feet away. This matter was considered by the TAAG Board during its regularly scheduled July 21, 2022 in person publicly noticed meeting. The meeting was attended by the property owner applicants and their Planning Consultant Mandi Pickens – Angle Land Use Entitlement, and County Planning Department Staff member Eric Tolle (TAAG Planning Department Liaison). The applicants and their consultant presented a comprehensive power point presentation supporting their request. Planning liaison Eric Tolle also participated in the discussion. Various issues were discussed included the submission by the applicants of eighteen letters supporting their modification request. TAAG received several attached public comment letters from Adelaida area residents opposing this modification request.

**TAAG voted 3 -1 to recommend that the requested County Code Section 22.30,510 b.ii. modification be denied.**

## **ADDENDUM TO JULY 21, 2022 TAGG BOARD MEETING AGENDA ITEM 7.1**

Four letters from the public, received by TAAG, regarding DRC2021-0002:

Received June 5, 2022 from Larry Stone

June 5, 2022

TAAG Board Delegates and Alternates,

Regarding N-DRC2021-0002, a vacation rental within 1,500 feet of an existing vacation rental:

As one member of the team of neighbors that advised County staff in the drafting of the current Adelaida Vacation Rental Ordinance, I can offer a brief history of the process and explain my objections to granting any exceptions to the distance requirement between vacation rentals.

The desire for the Adelaida vacation rental ordinance originated from the perception among area residents that the Willow Creek-Adelaida area of north San Luis Obispo County was becoming increasingly saturated with commercial business entities: tasting rooms, vacation rentals, and the like. No set of limits or guidelines seemed to be in place to protect the rural ambiance so cherished by residents.

Beginning in 2015 and over the course of some 18 months, neighborhood groups such as the Willow Creek Preservation Group and Save Adelaida met with SLO County Planning staff, then liaison Vicky Shelby, and then County Supervisor Frank Meacham. Frank was very supportive of our efforts to provide some structure and order to an increasingly congested and chaotic neighborhood.

Compromise was the key to the successful creation of the ordinance. Our original proposal was modeled after ordinances creating historic preservation overlay zones and would have affected those properties with addresses on certain roads in the Willow Creek-Adelaida area; additionally, a key provision of the original proposal was that new vacation rentals could be no closer than 1500 feet from the property line of an existing vacation rental. 1500 feet seemed an appropriate distance between vacation rentals in that, at that distance, the topography of the area tends to obscure structures and that any increase in traffic would be mitigated by the distance between rentals. County Staff suggested that the ordinance apply to all of the Adelaida Sub-Area of the North County Planning Area and that the distance requirement be modified to no closer than 1500 feet from the structure licensed as a vacation rental. These changes to our original idea seemed acceptable to members of the neighborhood groups involved because any ordinance regulating vacation rentals was better than none at all.

I have a number of concerns regarding the applicant's request for an exception. Avera Events' proposal to locate another short-term rental less than 500 feet from a currently licensed vacation rental seems unwarranted because the current restriction does not prevent the applicant from using the property. The applicant can still rent the property to tenants on a long-term basis. Granting an exception to the VR distance rule would increase traffic congestion on the West end of Jack Creek Road and would diminish, not enhance, the neighborhood's rural ambiance.

Avera Events is also a business entity operating a wedding venue. Allowing businesses to use provisions of an ordinance meant to allow private homeowners to rent out personal property on a short-term basis seems contrary to the original intent of the ordinance.

Finally, I am concerned about future use of the property. Originally, Avera Events applied for a Temporary Event permit for 25 events hosting up to 150 persons. That request was apparently withdrawn and the application states in bold face capital letters “PROJECT IS FOR NOW ONLY FOR A VACATION RENTAL” Given that the applicant operates a wedding destination on the same property that is also applying for a vacation rental permit, will the applicant later re-apply for a Temporary Event permit?

Granting exceptions to clearly delineated rules enables opportunism and weakens neighborhoods. As good fences make good neighbors, so good rules foster good communities. The Adelaida Vacation Rental Ordinance is an example of a good rule; please do not recommend granting an exception to the 1500-foot distance requirement.

Thank you,

Larry Stone

Received June 6, 2022 from Kathy Stone

TAAG Members,

I am opposed to Avera's requested exception to the Adelaida Vacation Rental Ordinance (AVRO) distance requirement. I was a member of the neighborhood group that worked with the Board of Supervisors, TAAG, Planning Commission, and County staff to create the existing AVRO. After one and a half years of meetings and compromise, the ordinance was adopted to provide guidelines for vacation rentals in our area.

The need for regulating short term rentals in the Adelaida grew out of a widespread concern over the increasing number of vacation rentals, event centers, and tasting rooms serving food and hosting concerts. The Board of Supervisors also recognized the saturation of commercial businesses in this rural/AG area and agreed with County staff that 1,500 feet between vacation rentals was reasonable.

The ordinance has not stopped the proliferation of new businesses in the Adelaida. In fact, Avera Events is a wedding venue business. However, the AVRO has established reasonable limits that should be adhered to. Asking for a 500 foot exception to the required 1,500 feet does not seem reasonable.

Granting such an exception chips away at the foundation of the ordinance and opens the door to setting a precedent for future similar exceptions. Thank you and I hope you will deny this application.

Kathy Stone

Received June 6, 2022 from Diane Burkhart

Honorable TAAG Board members,

I am writing to oppose Avera's (N-DRC2021-0002) request for an exception to the distance requirement contained in the Adelaida Vacation Rental Ordinance (AVRO).

One of the largest issues facing our county is the lack of affordable housing, an important component of which is long term rentals. This lack of worker housing is exacerbated by the loss of inventory as homes are converted to short term vacation rentals. Unrestricted

STVRs drive the loss of affordable units and negatively impact our rural neighborhoods. The supervisors recognized this when approving the AVRO, and approving exceptions serves to weaken a needed and necessary law.

Approving a short-term rental less than 500 feet from a currently licensed vacation rental dilutes the meaning and intent of the ordinance, is bad for the neighborhood and aggravates the housing shortage. I respectfully urge you to deny the request. Thank you.

Best,  
Diane Burkhart

Received June 6, 2022 from Alice Griselle

Members of TAAG,

I was a member of the neighbors that organized to establish regulations for vacation rentals in the Adelaida area. We spent a year and a half with TAAG, the Planning Commission and the Board of Supervisors discussing, compromising and refining the regulations to fit the specific characteristics and development patterns of our area. The final product was the Adelaida Vacation Rental Ordinance.

You have a letter submitted to you by Larry Stone that goes into more detail regarding the creation and approval of the ordinance. Mr. Stone also gives the reasons why the 1,500 feet should be observed. I agree with his letter and I hope you recommend the denial of this application.

Thanks for your consideration,  
Alice Griselle