

**SUPPLEMENTAL INFORMATION
NUMBER:**

For Planning Commission Agenda of:

Consent Agenda Item	Item Number:
Continued Hearing Item	Item Number:
Public Hearing Item	Item Number:
Department Report	Item Number:
Old Business	Item Number:

Re:

Record Number:

Assessor's Parcel Number (APN):

Area:

Attached for the Planning Commission's record and review is the following supplementary information:

Dear Commission members,

AOB COMMENTS:

9/19/23

I would like to comment on an AOB use as a STR specifically: 61.05.10.1.4.1 61.05.10.1.4.1 AOB dwellings may be permitted after-the-fact, pursuant the building code in effect at the time of permit issuance.

At each of the draft STR meetings a district wide constituency of long term AOB owners have voiced concerns that their AOB dwelling are being denied a STR permit. This district wide voice has been presented with one of two options from the AOB code which will allow their AOB to obtain a STR permit. The one offered in the STR draft would require an AOB dwelling to obtain an after the fact permit. The requirements and steps necessary to obtain an after the fact permit are not detailed and the cost is not addressed. I have reached out to building regarding an after-the-fact permit. It is not a hurdle, rather an insurmountable brick wall, unless you are wealthy or have the expertise, time, and can come up with the permit fees. However the AOB code provides a second provision that address liability where the owner of the AOB dwelling will assume all liability with a Hold Harmless Agreement between the dwelling owner and the County. This has not been put forward for review and consideration. Additionally there is a third option not put forward and that will allow those AOB dwellings that have been used as a STR and who meet the standards set forth in STR Ordinance to continue such use.

AOB dwellings used as a STR are being perceived as a disruptive element to the balance the ordinance seeks to create. This is far from the truth and is the one single issue that will have the greatest impact on folks whose livelihoods depends on the income from having a STR. AOB dwellings used as a STR are well-established as an asset that truly balances community needs and provides economic stability to residents of our community. For 40 years planning has not interfered with AOB dwellings being rented and recognizes that AOB dwellings serve families who have had lost income due to lost jobs from struggling industries including the collapses of the cannabis industry.

Existing AOB dwellings allowed as a STR will not saturate the market and will be subject to ordinance standards of health and safety as well as neighborhood compatibility. Just as other existing STR, AOB/STR who are non-compliant or unable to meet STR standards or those saddled with numerous complaints will be weeded out by the provisions of the ordinance. The STR Ordinance should move forward allowing the existing AOB/STR practice to continue and adhere to the new STR ordinance. Hopefully planning and those who support removing the established use of AOB dwellings as a STR will consider the impacts to the district wide consistency of AOB owners and see that existing AOB dwellings used as a STR are necessary for many, pose no problems and will be subject to the STR ordinance. They should not be treated differently that other STR dwellings.

Thanks for your time and consideration.

John Rotter

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