

**Inyo County Short Term Vacation Rental
Public Outreach Workshop
Tecopa Community Center
June 28, 2017, 6:00 p.m., Tecopa**

Summary of Public Comments

Note on Form: Comments in Black were from the Public. Notes in Red were responses or other comments by County Staff

- I have spent time in Joshua Tree, where they have embraced short term vacation rentals and it has really expanded the tourism industry there. This would be really good for the gateway communities to Death Valley. But it does need to be regulated.
- What is the difference between RR and R1?
It is rural residential vs. single family residential (a more urban/suburban residential). The main difference is density. But for this conversation, there is little difference (both currently don't allow short term vacation rentals, and if we allowed, both probably would).
- Can someone stay in and RV?
No. Not allowed in our current code and not considering allowing as part of any short term vacation rental.
- I'm glad that this issue has come up. I'm ill at ease with being outside of the code.
- I have enjoyed operating a short term vacation rental. But I want to pay my fair share of the TOT.
- Currently you can rent accessory dwelling units or houses to long term renters, correct?
30+ day is long term and is allowed. 30 days or less is short term and is not allowed.
- I have feelings both ways. Is there a way that the funds can go back into this community?
- Las Vegas just passed an ordinance on short term vacation rentals. You need permission from neighbors. There is a permit fee that is primarily just a recording fee. Also keep in mind that noise can really travel here in the desert, so that neighbor half a mile away, but with nothing between the two of you can still be heard.
- The anonymous complaint system is really problematic, unfair and arbitrary.
- Noise can be regulated so that it is not a problem.
- Santa Monica regulation forces short term vacation rentals to bring in TOT at the same rate as hotels/motels.
- If there is a problem, who do we notify? We need it clear who we get a hold of to deal with a problem immediately.

- Sound really travels in the desert. You can hear peoples footsteps on the sand a long ways off. And vehicles on the highway even further.
- We should encourage business here and keep the money here.
- AirBnB published an article on how they are revitalizing rural communities. While they definitely are biased, it had good points.
- We have good neighbors here, and we generally should be able to work out anything with our neighbors.
- What is the time frame?
Lots of variables, but we are hopeful for around the end of the year.
- Is it possible to get some sort of CUP before all the regulation is worked out?
Probably not. The regulation is the process to allow for the CUP.
- There needs to be permission from neighbors and a curfew.
- Do not create a process that gives too much power to complaining neighbors.
- What I care about the most is how we keep money in this community.
- Can there be a difference between a room in the house and the whole house in how it is regulated?
- We need to think about how this affects housing.
- Could we have less regulation for the rental of rooms in houses?
- We should have a special district for Tecopa with less restrictions and keep more of the money in Tecopa for a pool.
- Would we sneak something into the law that had nothing to do with vacation rentals?
No, it doesn't really work like that at the County level. That's just sort of a national and state thing.
- Requiring an onsite manager would control speculative purchases of houses for short term vacation rentals.
- Can we look at other jurisdictions for examples. Does the state provide any sort of model code?
While we can look to other jurisdictions for examples, we still want to make sure what we do matches what comes out of this public outreach. The State largely leaves this up to local jurisdictions.
- I am a motel owner. I am good with this as it's a good economic opportunity and it seems that anything that improves the economy helps us all.