

From: [1mjmack](#)
To: [PlanningAgency](#); [BOS](#)
Subject: Thursday November 18 Coastal Commission VR meeting comments
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EXTERNAL

If you establish new rules for VR owners who rents out their home different from owners who don't rent, does the VR owner now need to comply with the same rules as the paying guest when they stay in their home? Will VR owners be able to have their child's wedding at the home they rent out if their home is deemed a str?

My home has been available for emergency use for homeless during Covid and for fire victims. If time for non family use is restricted than the county and coast will lose a valuable asset in a time of need.

People need flexibility in their use of their homes. I was physically hit by a car leading to the unwinding of my career. VR renting has been a means to keep my home, my largest asset. For many of us it's our 401k.

It's my understanding that the bad players possibly 2 homes out of 581 are the ones causing trouble and pushing county supervisors to implement new plans. Why hurt 579 owners to solve an extremely minor problem. This is Government overreach.

My neighborhood has 7 VRs out of 35 homes. Many homes are vacant most of the year. My neighbors who are elderly and live here full time like the VR rentals as occupied homes help keep the thieves and vagrants away. Most VR rentals bring families with children. My elderly neighbors love hearing the laughter and play of the children. It adds quality of life on many levels.

There are not a lot of hotel accommodations on the Coast. Limiting VRs limits the general public from accessing the coast.

The 90 day limit is extreme. It will result in empty homes and a lack of the public's access to the coast.

The coastal zone is remote, therefore the 30 mile limit should be 60, and the time to respond to a complaint should be longer: 2 hours during the day, and 1 hour during "quiet hours".

Prop manager 'decertification' on the coast, for any failure to follow rules, is unreasonable. it takes away from our limited resources and hurts all VR owners.

Thank you for your time,

MJ

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