
From: Ross Levin [REDACTED]
Sent: Saturday, August 2, 2025 8:33 PM
To: Planning Commission Public Comments
Cc: Erick Gomez
Subject: 050-212-008

Dear Honorable Councilmembers,

I appreciate the City of Atascadero's thoughtful engagement with the short-term rental (STR) discussion and your commitment to balancing community concerns with property rights and economic vitality.

As the owner of a fully licensed, tax-paying STR at [REDACTED], I respectfully urge the Council to include a **grandfathering clause** for existing, compliant short-term rentals like mine in any new ordinance.

Key Points of Support:

- **Compliance and Contribution:** Our STR has always complied with city rules and paid all applicable taxes. We've hosted families, local visitors, and repeat guests who support Atascadero's economy — restaurants, wineries, shops, and events.
- **No Complaints or Issues:** We have operated responsibly and received no neighbor complaints or citations. Penalizing responsible operators retroactively undermines the integrity of city permitting.
- **Stability and Property Value:** STR income directly offsets maintenance, insurance, and mortgage costs. Sudden changes to allowable use would have significant financial impacts and risk devaluing a legal investment.
- **Fairness and Precedent:** Grandfathering is a well-established legal and planning practice that recognizes prior compliance under previously existing laws. The city itself acknowledged this during its October 2024 meeting, where staff and Council members recognized the importance of treating current hosts fairly.
- **Business-Friendly Reputation:** Atascadero has long been respected for its business-forward, common-sense approach compared to more restrictive neighboring communities. Grandfathering supports that tradition while still allowing the Council to shape future policy for new applicants.

Final Thought:

I strongly support reasonable regulations for new STRs moving forward. However, I urge the Council to formally **grandfather in all existing, permitted STRs with no history of complaints or violations**. This preserves fairness, legal expectations, and economic stability — without penalizing those who have followed the rules from the start.

Respectfully,
Ross Levin MD

From: Krystle Levin [REDACTED]
Sent: Saturday, August 2, 2025 8:37 PM
To: Planning Commission Public Comments
Cc: Erick Gomez
Subject: 050-212-008

As the owner of a licensed short-term rental property in Atascadero, I respectfully urge the Council and Planning Commission to ensure that any new short-term rental regulations **grandfather in existing, compliant, and permitted STRs**. Properties like mine have operated legally, paid the required taxes, and maintained positive relationships with neighbors and guests alike.

It would be fundamentally unfair to change the rules for those who followed them in good faith. **Retroactively applying new restrictions**—such as owner-occupancy requirements or zoning prohibitions—could result in significant financial harm to responsible operators and undermine trust in the permitting process.

Short-term rentals are a vital part of Atascadero's tourism economy. They support local restaurants, wineries, shops, and services. Many visitors prefer STRs over hotels for family stays or longer-term travel. **Imposing overly burdensome requirements or eliminating existing operations would have a chilling effect** on investment, local business growth, and the city's reputation as business-friendly and forward-looking.

I fully support thoughtful regulation that ensures STRs are operated safely and respectfully. But that regulation should start **with new applicants moving forward**, not punish those who are already complying. Please **prioritize fairness and consistency by protecting existing permitted STRs**.

Thank you for your consideration.
Krystle Levin

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From: Jim Smith <JSmith@hbsb.com>
Sent: Tuesday, August 5, 2025 4:24 PM
To: Planning Commission Public Comments
Cc: Tori Keen; Jason Anderson; Victoria Carranza; Catherine David; Greg Heath; Maggie O'Malley; Eric Pennachio
Subject: Public Comments - STR - Agenda, Aug. 19, 2025 - Agenda Item Number; not available

Dear Chairperson Keen and Members of the Atascadero Planning Commission:

This is sent in regards to Atascadero's proposed restrictions on Short Term Rentals ("STR"). My law firm represents interests of Ross and Krystle Levin. Mr. & Ms. Levin own the property at [REDACTED]. The property is operated as a STR. My clients have never received any complaints from their neighbors or guests. Moreover, throughout the year since they have owned and operated the property as a STR, they received 28 reviews, all 5 Star. Those are all from out of town guests, most of whom, indicate they will be returning for another visit to Atascadero. Those guests are the ones who also pay TOT generating revenue for the City.

Because of the STR program, the Levins, who have two children, are able to afford and enjoy a home in Atascadero where, upon retirement, they hope to move. It is STR that makes their dream affordable. Requiring STR to be Owner occupied will effectively decimate STR in Atascadero. There are both pros and cons to STR. However, by any objective standard, the benefits for Atascadero far outweigh any detriment.

Benefits

- A. **Increased Tax Revenue / Generated By Visitors, Not the Citizens of Atascadero:** This benefit comes primarily in the form of TOT and Sales Taxes. This is a significant revenue generator; Not imposed on citizens of Atascadero.
- B. **Support for Local Businesses:** Local retailers, grocery stores, vineyards and restaurants are clear winners. Those renting STR do not sit in their Unit looking at the walls. They come to enjoy what Atascadero has to offer. Historically, they stay longer than do hotel guests and spend significantly more money.
- C. **Job Creation:** In addition to jobs created in the above industries, STR must be well maintained. By necessity, that requires employment of local gardeners, landscapers, contractors, pool maintenance, house cleaners and management companies, to name a few.
- D. **Diverse Accommodation Options:** Those staying in STR are generally looking to stay longer, not wanting to stay in a hotel room for a week. Rather than subject themselves to the confines of a hotel room, they will go elsewhere. The longer they stay, the more they spend. Additionally, per person, STRs are generally less expensive than purchasing hotel rooms for a family or group of individuals looking to enjoy Atascadero.
- E. **Higher Level of Maintenance:** STR must be maintained to high standards, both aesthetically and mechanically. Guests are not attracted to property littered with trash,

unkept landscaping, and nonoperational mechanical systems. You will find far more run-down long-term rentals and owner occupied homes than you will find run-down STRs.

Detriment

1. **Decrease in Rental Stock - Unfounded:** One of the most overused attacks on STR is that they decrease the workforce residential rental stock. By and large, STR have no impact on workforce housing. You need look no further than the listings for STR in Atascadero. The majority of property listed, by reason of acquisition cost, size and location, does not lend itself to workforce housing.
2. **Cost of Regulating Restrictions on STR.** It is not inexpensive to enforce STR restrictions. The budget in Santa Barbara exceeds one million dollars. Additionally, a large percentage of the housing stock in Atascadero is comprised of Common Interest. Developments. By law, Homeowner Associations may self-impose STR restrictions. Therefore, if STR are deemed a detriment to a community, let the community (i.e., Owner Assoc.) impose the restriction and cost to enforce.
3. **Adverse Impact on Vacancy Rates – Unfounded:** Paso Robles has a cap on non-hosted STR. The residential vacancy rate in Paso Robles is less than 5%. In contrast, Atascadero has no restrictions. Your vacancy rate is 5.1%. A healthy vacancy rate ranges between 5% & 8%.
4. **STR Generate a Nuisance – Unfounded:** Another misleading claim is STR create a “party house.” I suspect your very own statistics will establish that when comparing, on a percentage basis, long-term rentals to STR, long-term rentals have a far higher frequency of disturbance calls than do STR. However, no one is calling for long term rentals to be owner occupied. The obvious reason is, as with STR, the benefit of long term rentals outweighs the detriment.

Conclusion

The consequences of a STR rental restriction will have adverse consequences far exceeding any benefit to the Atascadero community. STR's are a benefit to Atascadero, contributing to the economy in a reasonable and sensible manner, far outweighing any perceived detriment. Your consideration of the position set forth above is appreciated.



James H. Smith | Hollister & Brace

200 E. Carrillo Street, Suite 100 | Santa Barbara, CA 93101

Phone: (805) 963-6711 ext. 227 |

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From: Ross Bowling [REDACTED]
Sent: Sunday, August 17, 2025 2:52 PM
To: Planning Commission Public Comments
Cc: Ross Bowling
Subject: STR's

We purchased our property with the intention to retiring to Atascadero. In the meantime we have chosen to offer our home as a STR. In the several years that we have owned the property, we have not had one complaint from neighbors and no contact with the authorities. We have two other properties in other counties that we also offer as STR's. I would like to offer some thoughts as a Real Estate Broker with 47 years in the business.

I would hope that those of us that are playing by the rules would be grandfathered regarding some of the major issues.

I believe it makes more sense to make sure that is the owner of the property listing the property as a STR and not requiring that the owner uses the property as his/her primary residence. While it is our intention to make a move to the property it will not be in the next few years. This clearly identifies those that are not owners but people that will lease a property and then offer it as a STR. Those folks have no skin in the game and are simply trying to make a buck. Not what Atascadero wants to see.

I don't see a requirement that the House Rules be submitted to the City for review prior to issuing a STR Permit. I suggest that a stringent set of house rules be required.

I am asked to provide a photo of the parking available annually at one of our properties. This is important in neighborhoods that have limited parking.

We are glad to submit our TOT quarterly, however I suggest that the TOT be collected Monthly.

Every property should be required to identify an individual that is available 24/7 to mitigate any issues as well as a local contact for those of us that are not living in the community.

I believe that there are many people trying to "fly below the radar" and not getting permits and paying TOT. I believe more effort should be directed to eliminate those scoundrels and putting less emphasis on those of us that are following the rules to a "T".

ROSS BOWLING
California Department of Real Estate
Brokers License # 00713400

From: Erick Gomez
Sent: Monday, August 18, 2025 9:25 AM
To: Planning Commission Public Comments
Subject: FW: Vacation rental

Good Morning,

Please include the email below in the record for Item G1 (Short Term Rentals) tomorrow night.

Thanks,

Erick Gomez
Planner
egomez@atascadero.org
Main: (805) 461-5035 | Direct: (805) 470-3436

City of Atascadero | Community Development Department
6500 Palma Ave | Atascadero, CA 93422
www.atascadero.org

-----Original Message-----

From: James Cooley [REDACTED]
Sent: Monday, August 18, 2025 8:40 AM
To: Erick Gomez <egomez@atascadero.org>
Subject: Vacation rental

Good morning Eric,

I am writing to express my support for short term rentals hereafter referred to as STR. I feel that they provide many benefits to our city and I ask you to pass along my feelings to other members of the committee.

-STRs provide a unique, homey experience to visitors to our city that cannot be replicated in a hotel. They let visitors experience the unique character of Atascadero's neighborhoods.

-STRs provide a comfortable place to stay for traveling workers who come to provide service to our city.

-STRs provide a steady revenue source to the city's coffers. I have a STR that, I think, produces about 4 to 5 k per year to the city.

- My STR is on Atascadero lake, a historic property that I lovingly restored. It may not have been if not for STR. It often is rented by people who are patronizing the Pavillion or the lake park for events. It is a great resource for them. I am sure other STRs provide a similar service. I run a responsibly managed STR with no complaints.

- Taking STRs away will deny the owners of economic benefits. I speculate that much of the income stays in town.

If the goal is to lower rents, the best way is to look inside city hall. As you know, I am a local builder who uses infill lots to provide new housing for our city. Fees, permits, engineering, and over regulation has made it very difficult for me to produce more units. Cutting these fees will stimulate production of units. The cost here is staggering compared to other counties and states. So much of it is so unnecessary on wood frame single family homes.

As far as neighbor problems with STRs, some simple tactics can be employed. Checking for adequate parking, requiring the owners phone number to be posted for neighbors and having annual inspections can alleviate much of the neighbor problems. I run a STR in Morro bay and these things help.

I ask you to support STRs. Please feel free to call me to discuss.

James Cooley


Sent from my iPad

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From: Kate Cook [REDACTED]
Sent: Tuesday, August 19, 2025 11:57 AM
To: Planning Commission Public Comments
Subject: Short Term Rental

Dear Commissioners,

My name is Kate Cook and I am a partial owner with my parents at [REDACTED] in Atascadero. My parents on the income we make from periodic short term rental of our home to pay our bills and provide a modest travel budget for them in their retirement. We love living in Atascadero but feel it is important that we have the ability to use their home as a short term or long term rental as this is an important property right, allows us to continue to own the home as an asset, have a safe place to live and supplement our income. We also support local housekeepers, local handymen and other local vendors when we short term rent our home.

Please do not ban new short term rentals. They provide flexible housing for temporary stays to our beautiful area, provide important income to senior community members, and provide income to other entrepreneurial families here on the Central Coast.

Thanks,
Kate Cook
Homeowner

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From: Patrick O'Malley [REDACTED]
Sent: Tuesday, August 19, 2025 11:59 AM
To: Planning Commission Public Comments
Subject: Short Term Rentals

Dear Commissioners,

My name is Debra O'Malley and I live at [REDACTED] in Atascadero. My husband and I rely on the income we make from periodic short term rental of our home to pay our bills and provide a modest travel budget for us in our retirement. We love living in Atascadero but feel it is important that we have the ability to use our home as a short term or long term rental. as this is an important property right, allows us to continue to own our home as an asset, have a safe place to live and supplement our income. We also support local housekeepers, local handymen and other local vendors when we short term rent our home.

Please do not ban new short term rentals. They provide flexible housing for temporary stays to our beautiful area, provide important income to senior community members, and provide income to other entrepreneurial families here on the Central Coast.

Thanks,
Debra O'Malley

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From: Josh Peet [REDACTED]
Sent: Wednesday, August 20, 2025 6:29 AM
To: Planning Commission Public Comments
Subject: Short term rental agenda

Hello,

I wanted to clear up some information that I believe the city staff has provided to you which is incorrect in accordance to state law regarding short term rental of ADU.

The city staff and planning commission has stated no ADU built after January 1 , 2020 may be rented as a short term rental per state law. That is incorrect and not true.

The state law SB9 which everyone is referring to states that any ADU built after January 2020 under SB9 cannot be rented at a short term rental.

SB9 does not qualify for several zoned areas that are not single family including rural suburban, rural residential, fire zones , historic district, flood zone etc. There are many properties in the city of atascadero that do not fall under SB9 and therefore ADU's built in those properties were not built under SB9 regulations and therefore do not have the state law that they may not be rented out as a short term rental per state law.

So that is bad information city staff is providing. Therefore, ADU's that are not built in the city of Atascadero under SB9 can legally be rented and Short term rentals even if they are built after January 2020.

In conclusion, the city of atascadero should not continue to place more regulations on short term rentals and restrict property owners rights more and more! There are no known issues brought by short term rentals in atascadero ! Please do not pass more regulations on short term rentals and restrict more tourists from coming to atascadero! Especially because SB9 is not being applied correctly to our local laws and regulations. (See attached)






Thank you,

Josh Peet

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SB9 and ADUs:

- SB9 allows for the development of up to two units on a single-family lot, and it also allows for the lot to be split into two parcels, each potentially with up to two units, resulting in a total of four units. 
- Accessory Dwelling Units (ADUs) are also allowed on these lots, and they can be combined with SB9 to create a maximum of four units. 
- However, SB9 specifically prohibits short-term rentals (like Airbnb) for any unit created under SB9. 
- To qualify for SB9, the property must be in an urbanized area, zoned for single-family residential, and meet other criteria like not being in a historic district, flood zone, or hazardous area. 
- SB9 projects must also be for residential use only and must meet local parking requirements unless close to public transportation. 
- Additionally, there is an owner-occupancy requirement, where the homeowner must live in one of the units for at least three years after the

Have a Fantastic Day!!!

SB9 and ADUs:

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- SB9 projects must also be for residential use only and must meet local parking requirements unless close to public transportation. [🔗](#)
- Additionally, there is an owner-occupancy requirement, where the homeowner must live in one of the units for at least three years after the project is completed. [🔗](#)

In summary: SB9 allows for increased density on single-family lots, including the potential for ADUs, but it places restrictions on short-term rentals and requires owner-occupancy for at least three years. [🔗](#)



From: Josh Peet [REDACTED]
Sent: Wednesday, August 20, 2025 9:59 AM
To: Tori Keen <tkeen@atascadero.org>
Subject: Re: Short term rental adu laws etc.

One additional regulation I found too! SB9 adu regulations only apply to zoned single family residential. Therefore any adu built in a rural suburban or rural residential are not zoned single family therefore SB 9 adu regulations do not apply to those areas.

So maybe a slight working change to the short term rental regulations page would include no adu of built after January 2020 and also in a single family residential zoned property.

I would love to have more conversation and hope the commission and city counsel will full educate themselves on all of this before taking any further regulations that will have a huge impact on the city, tourism and many local families livelihood!

Thanks
Josh Peet

Have a Fantastic Day!!!

> On Aug 20, 2025, at 6:49 AM, Josh Peet <joshpeet@me.com> wrote:

>

> Good Morning Tori,

>

> I wasn't able to attend last nights meeting but wanted to clear up some information that I heard you speaking to and would request this be looked at the next meeting before submitting to city counsel.

>

> I wanted to clear up some information that I believe the city staff has provided to you which is incorrect in accordance to state law regarding short term rental of ADU.

>

> The city staff and planning commission gas stated no ADU built after January 1 , 2020 may be rented as a short term rental per state law. That is incorrect and not true.

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>

> Thank you,

>

> Josh Peet

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> Have a Fantastic Day!!!

> Have a Fantastic Day!!!