



City Council Public Comment <pv.citycouncil@cityofplacerville.org>

Feb. 24, 2026, City Council Meeting, Item 10.2, Request for Continuance, re: Short Term Rental Ordinance - Support

Frank Porter <fporter@housingeldorado.org>

Tue, Feb 24, 2026 at 8:50 AM

To: pv.citycouncil@cityofplacerville.org

Cc: Peg Vanderkar <dpvanderkar@comcast.net>, Maureen Dion Perry <dionperry@att.net>

Dear Placerville City Council Members,
Please consider the attached letter/comments in regard to agenda Item 10.2, Request for Continuance, re; Short Term Rental Ordinance, Feb. 24, 2026 City Council meeting.

Respectfully,
Frank

Frank Porter, Vice-President

Housing El Dorado

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Create and promote affordable housing solutions and support services that nurture individuals and families while encouraging self-sufficiency on the Western Slope of El Dorado County

Feb. 23, 2026

To: Placerville City Council, pv.citycouncil@cityofplacerville.org

Re: Feb. 24, 2026, City Council Meeting, Item 10.2, Request for Continuance, re: Short Term Rental Ordinance - Support

Dear Council members,

We fully support this request for a continuance to provide the City Attorney with additional time to complete a thorough legal review of the draft short term rental ordinance, definitions, and related provisions (including hosted vs. non-hosted distinctions, applicability to accessory dwelling units, permit caps, enforcement mechanisms aligned with California Senate Bill 346, and other safeguards).

In addition to the other legal areas for review, we urge the City Attorney to review the statutory limitations on granting licenses or allowing property owners to use ADU's for short term rental purposes, when the ADU has been constructed with the assistance of fee waivers and/or incentives granted by the City or State.

Housing El Dorado is generally not in favor of ordinances or policies that allow converting the limited supply of housing to vacation rentals because this removes housing stock for permanent residents. However, if the City of Placerville is going to revise their existing ordinance we consider a limited, **hosted** short term rental ordinance like the one you're considering to be a better option.

As you continue to develop and refine the proposed ordinance we encourage you to consider the following suggestions/comments:

- 1) Make sure that you commit enough of the revenue from the increased Transit Occupancy Tax (TOT) collections to fully fund and sustain sufficient staff time to enforce the ordinance. Insufficient enforcement will erode the provisions and

Board of Directors: Maureen Dion-Perry, Frank Porter, Craig Styles, Peg Vanderkar, Lexi Boeger, Wanda Demarest, Tamara Janies, Michelle Smith, Kevin McCarty, Art Edwards (Emeritus)
EDCF Advisor: Hilary Mulligan; and **Executive Director:** Nichole Paine

elements of this new ordinance that you've spent a great deal of time developing and refining.

- 2) The quarterly reports built into this ordinance are an important accountability component that will make it more likely that this new ordinance is net positive for the City of Placerville and its full time residents.
- 3) We urge you to increase the financial penalties for violating this ordinance. The current proposed Ordinance section on "Penalties" references the existing City Code section 1-4-5, which only provides an initial penalty of \$100, followed by the next penalty being \$200. To strengthen compliance with this ordinance, we urge you to increase these penalties.

Respectfully,

Maureen Dion-Perry, President
Frank Porter, Vice-President
Peg Vanderkar, Board member & Placerville resident

Cc: HED Board members - Lexi Boeger, Wanda Demarest, Tamara Janies, Michelle Smith, Kevin McCarty and Art Edwards