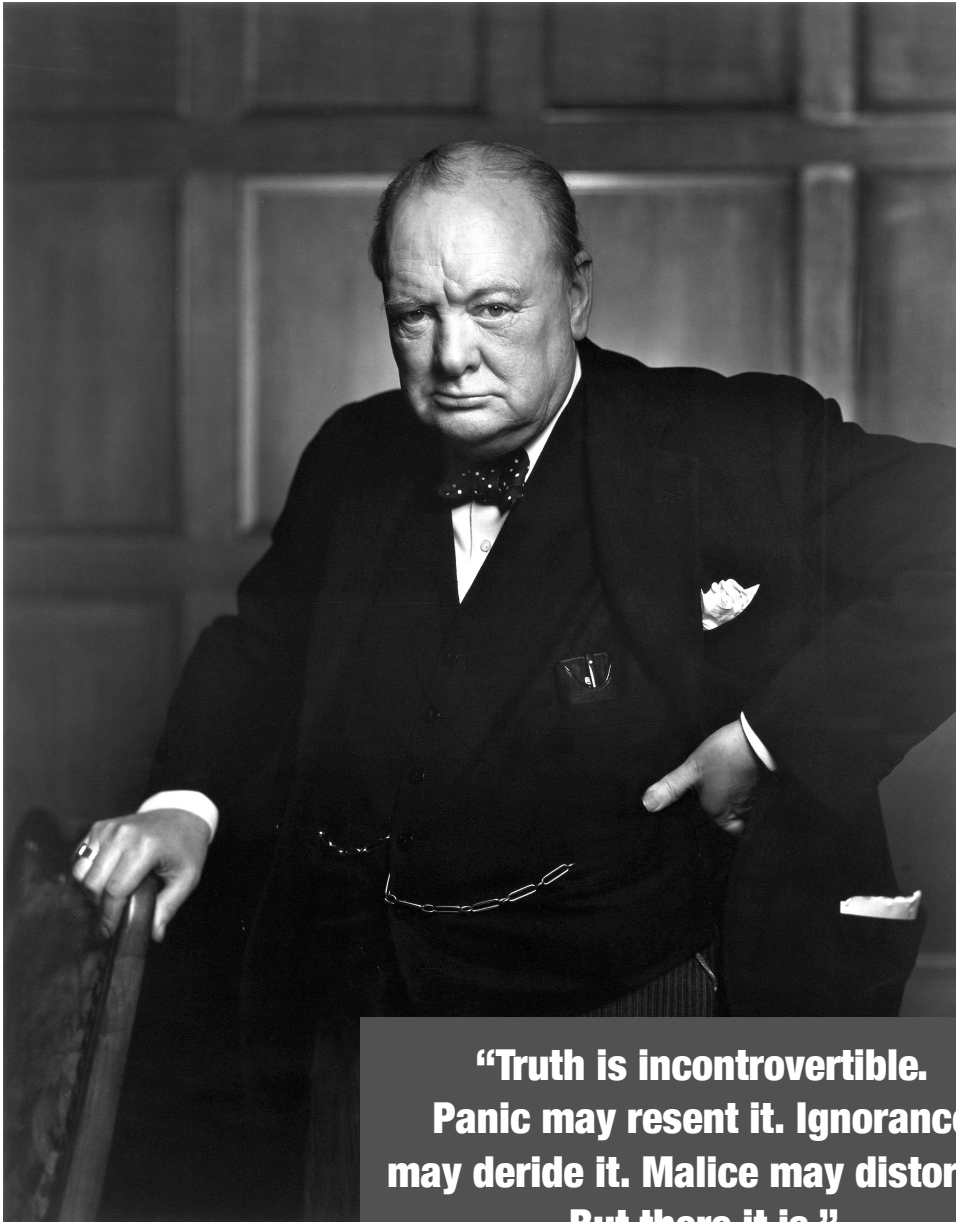


PASO ROBLES

ACTIVE SHORT TERM RENTAL ANALYSIS

A QUICK INTRODUCTION



**“Truth is incontrovertible.
Panic may resent it. Ignorance
may deride it. Malice may distort it.
But there it is.”**

~ Winston Churchill

Introduction by Joel Bergvall

OVERVIEW

There has been a lot of heated debate over short term rentals in Paso Robles.

When emotions fly high, facts get lost in the shuffle. No one wants to read (let alone understand!) a statistical analysis, especially when it doesn't suit their personal opinion or support the argument they are trying to make.

If you were looking to paint a picture of the horrors of short term rentals taking over our town, you would obviously be helped by having the number of active short term rentals be as high as possible. If you were looking to protect your interests in active short term rentals, you would likewise be interested in having that number be as low as possible.

Well, here's the beautiful thing about data: It doesn't lie.

Thanks to the efforts of Edgar Chen we now have a first report on how many short term rentals are actually active in Paso Robles — and the facts may surprise you.

While I encourage everyone to read and understand the report fully, I will try to explain all the essentials in this letter.

SETTING THE STAGE

Here is what we know:

The city has issued 353 business licenses for short term rentals.

Wow. That sounds like a lot...

This number has been the source of much anger, resentment and fear from concerned locals, especially in connection to the residential R-1 zones, where locals feel as if their entire town is being turned into tourist accommodation.

For a town our size, 353 short term rentals seems absurd — and that's because it is.

This report shows that number to be *false, misleading* or, at best, *out of context*.

Let's break this down...

THE DETAILS

First, let's look at how many of these are active, meaning they actually rent short term.

Active Short Term Rentals: 201.

Ok, that's more reasonable. But how many of them are "Homeshares," meaning just someone renting a room in their house or a granny-flat in the back?

Homeshares: 27.

These are not impacted by any proposed caps, so let's take them off the table.

That still leaves 175 active short term rentals, surely they cannot all be in R-1 zones?

Of course not.

Active Short Term Rentals outside of R-1: 91.

This leaves us with:

Active short term rentals in R-1 zones: 83.

That's a lot less than the 353 licenses issued, and far less than the outrageous numbers sometimes claimed by those opposed to Short Term Rentals.

THE ANOMALY

Why are there so many licenses issued when so few are active?

Why is this statistic even stronger in the R-1 zones?

In the R-1 zones, there are 107 non-active licenses, with only 83 active.

Why?

Well, there are two key explanations for this:

- 1) Getting a license is cheap and easy. It's \$50 and you can do it online. This has led a lot of people to get one "just in case." There has also been a recent rush to do this before the city passes new legislation.
- 2) Some homeowners have obtained licenses with no intent to ever use them. This doesn't seem to make any sense, but if you are opposed to short term rentals this is a very cunning move for two reasons:
 - i) It enables you to effectively "block" your neighbors from renting their homes out, should any of the proposed density limits come into effect. If you have a license, your neighbor can't get one because they are too close to another short term rental.
 - ii) It helps inflate the number of total licenses, which helps sell the story that Short Term Rentals are "exploding" and "out of control."

Thankfully, the data can help us see through unsubstantiated arguments like these, and help all of us make more informed and balanced decisions.

CONCLUSION

There will always be some licenses, or future permits, that are inactive, but this report very clearly demonstrates that the current number of STR licenses is artificially inflated.

Once the city passes some costly and cumbersome requirements on STRs, these numbers should equalize over time.

By passing sensible regulation and monitoring the activity over the next few years, the city will have real and actionable data that will show the truth of short term rentals in Paso Robles, and that will help all of us make solid decisions.

Then we can all go back to simply being good neighbors again.

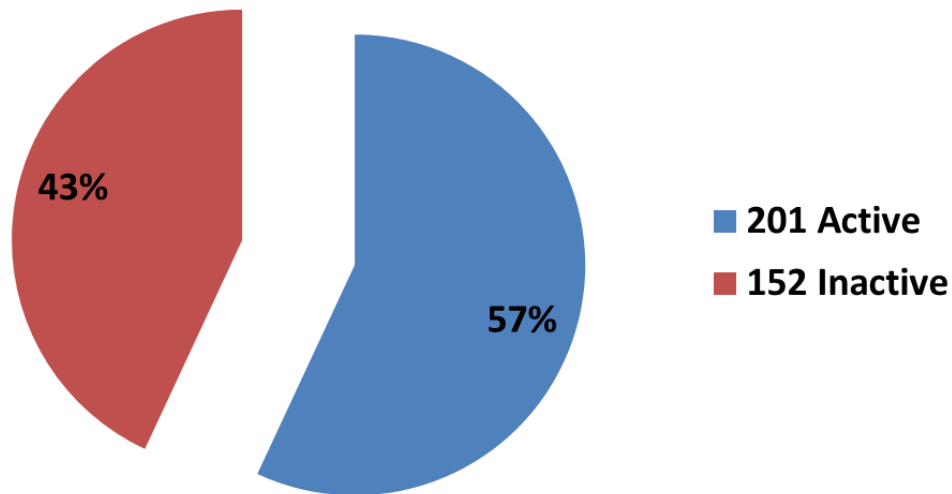
That sounds nice.

Paso Robles Active Short Term Rentals (STR) Analysis

By Edgar Chen

Active vs. Non-Active STR Business Licenses in Paso Robles*

	Units	%
Registered STR Licenses	353	100%
Non-Active STR Licenses	152	43%
Active STR Licenses**	201	57%

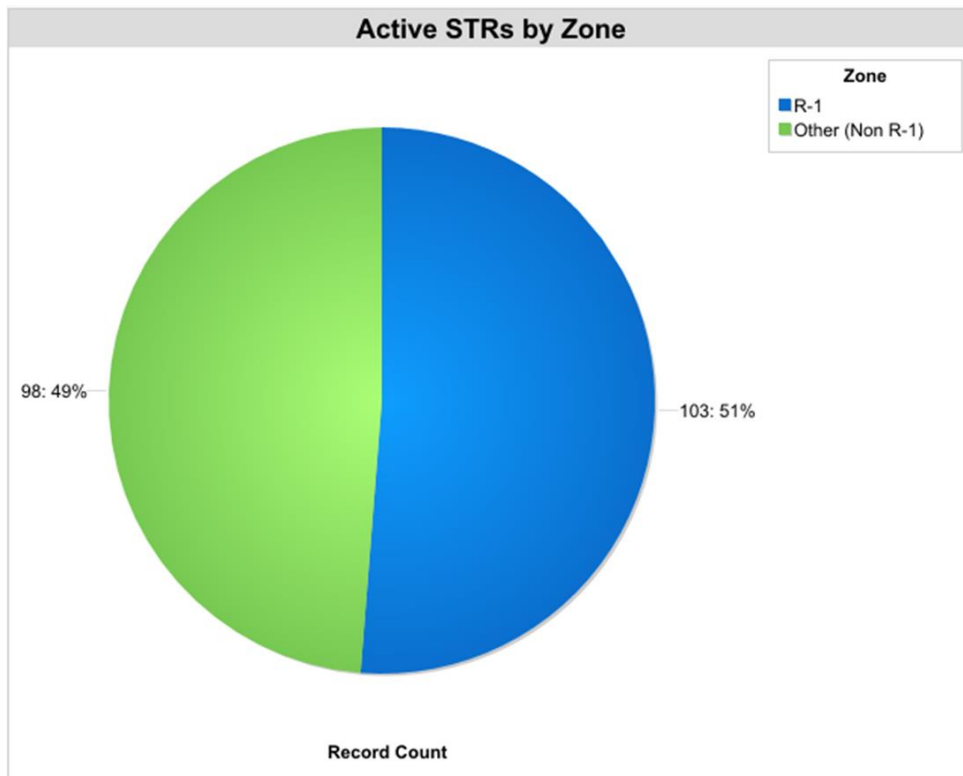


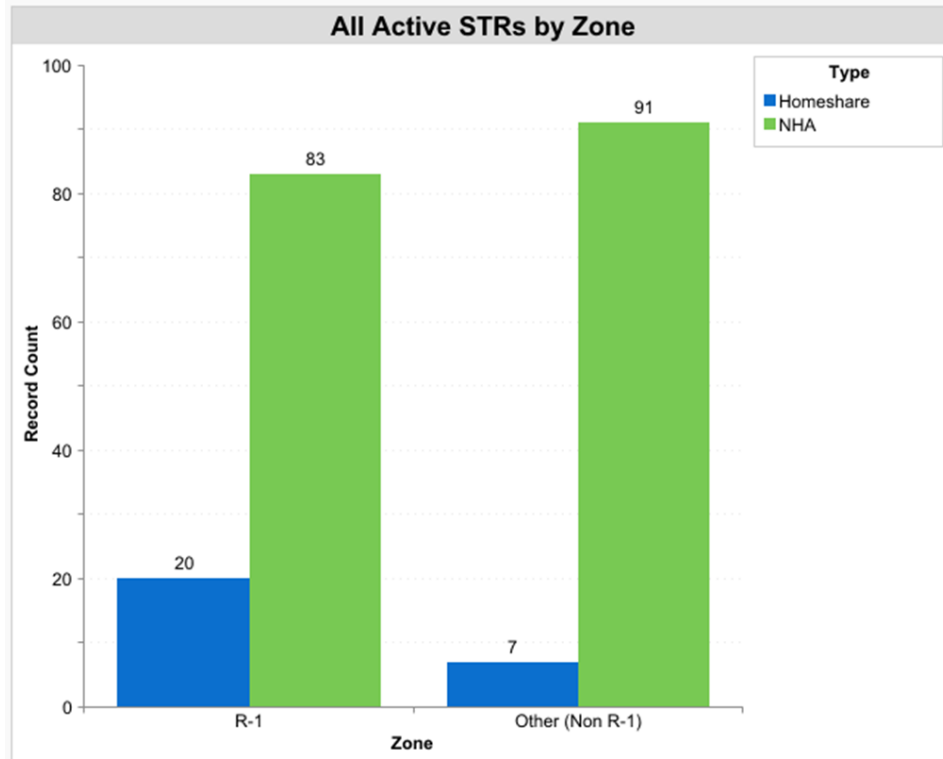
*Source: Tom Frutchey, City Manager. At the June 18th, 2019 Council Meeting, Mr. Frutchey stated "about 200 are active". These are business licenses that have shown Transit Occupancy Tax (TOT) payment activity in the past year.

**Source: Airbnb and VRBO. Obtaining a data sample required a search for available listings to book in November 2019 (5 months out) to maximize total available listings. Analysis was performed for every listing to eliminate duplicates and those outside city limits. The Final number of 201 Active STRs discovered coincides with Tom Frutchey's statement of "200 are active." This search analysis was performed on 6/19/2019

Active Homeshare and NHA (Non-Hosted Accommodation) STR Business Licenses*

	Units	%
Homeshares	27	13%
R-1 NHAs	83	41%
Other Zones/Non R-1 NHAs	91	46%
Total Active STR Licenses	201	100%



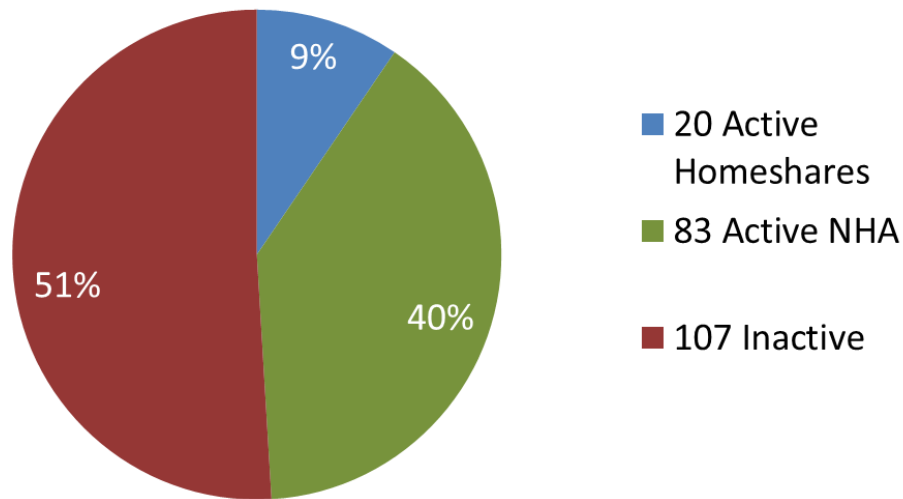


*Source: Airbnb, VRBO, Google Maps and Paso Robles Zoning Map. Analysis of each listing detail determined the type of STR. Details such as “guest room, guest house, host/owner lives on the property, etc” determined a listing was a Homeshare. Details in descriptions, photo comparisons on Google Maps along with Airbnb/VRBO’s location site indicators – then locating the listing on the Paso Robles Zoning Map determined which listings stood in R-1 NHAs or Other Zone NHAs. In the event it was too close to tell, I erred conservatively and included those in the total active R-1 NHAs. The data analysis was performed to the best of my knowledge with an accuracy of +/- 10%. Each listing analyzed has either an Airbnb or VRBO Listing Number for verification. Listing details follow Commentary & Analysis. Some details are generalized privacy.

Active R-1 Licenses vs. Non-Active R-1 Licenses*

	Units	%
Total R-1 Licenses*	210	100%
Active Homeshares in R-1**	20	10%
Active R-1 NHA Licenses	83	40%
Non-Active R-1 Licenses	107	51%

210 Short Term Rentals in R1



*Source: City of Paso Robles, June 18th, 2019 Council Meeting. As of June 18th, 2019 these were the total number of STR business licenses located in the R-1 zone.

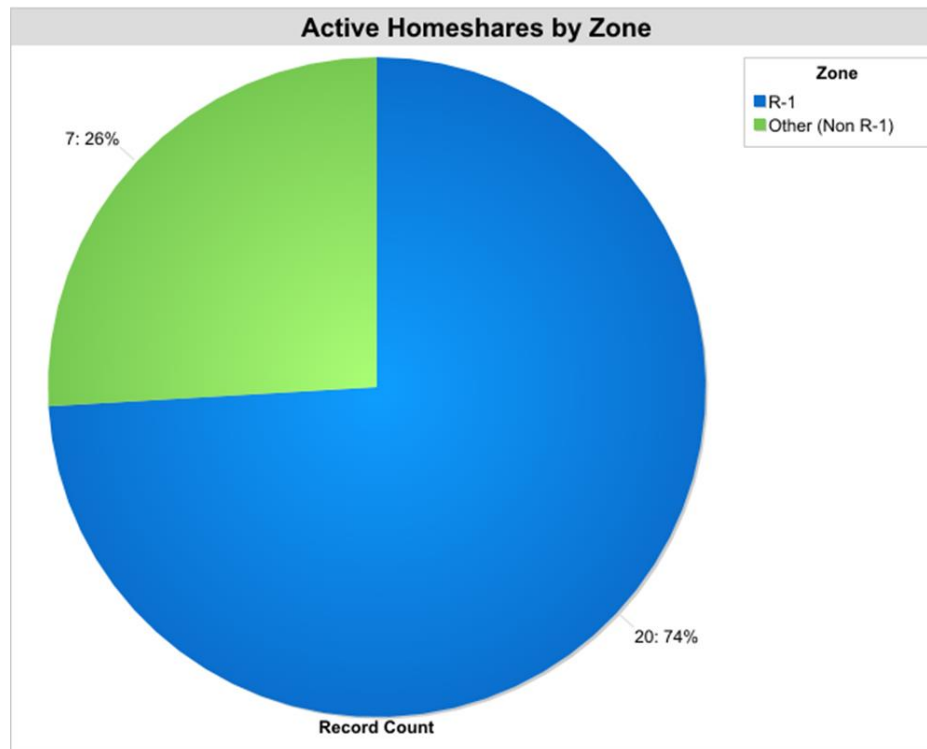
**Source: Airbnb, VRBO. Out of the 27 Homeshares found, 20 units were determined to be located in the R-1 Zone.

Commentary & Analysis

Homeshare STRs

To avoid duplicates, homeshare hosts who had multiple listings in the same home (multiple rooms available) were counted as a single active license. Since Homeshare permits would be exempt from caps (maximum number of STRs allowed), the Homeshare unit numbers will increase when the time comes to apply for permits. These are STR owners who may live on the property (or same APN) and never indicated such details in their listing description likely due to privacy, safety or other concerns.

Conclusion: The percentage of Homeshares will vastly increase from the analysis, thereby decreasing the number of R-1 NHAs and Other Zone NHAs. The greatest impact of reduction will be with R-1 NHAs since over 75% of the active Homeshares were found in the R-1 Zones. When the time comes for permits under a new STR Ordinance, the percentage of Homeshare permits vs. NHAs will increase overall.



R-1 NHA Non-Active STRs Analysis

Over 50% of the R-1 STR Licenses are found to be Non-Active. 107 STR Licenses out a total of 210 R-1 licenses were Non Active. These “Non-Actives” would include both Homeshares and R-1 NHAs, thus reducing the actual number of Non-Active R-1 NHAs. This is a large total number of Non-Actives and here are four key factors for this:

1. Low Barrier to Entry

It only costs \$50 to obtain an STR business license with the City of Paso Robles. Whether they be Homeshare or NHAs, many of them may have planned to start an STR, but never get around operating one. The low cost per year keeps them registered as a placeholder in the event they act on it.

2. Rush for STR Licenses before a New STR Ordinance is approved

Ever since the STR Task Force Meetings in February 2019, there has been a large number of owners who have applied for STR licenses. Due to the unknowns of what would become of the final New STR Ordinance, this was an effort to be grandfathered in.

3. R-1 NHA STR Turnover

There is constant turnover with STRs turning a formerly active STR into a Non Active STR. There are owners possibly selling their homes or moving in to live full time. These Non-Actives would not be applying for permits.

4. STR Licenses obtained by Homeowners as a tactic to “block” future STRs

There were discussions in the Task Force Meetings with regards to density and buffers when a cap (maximum number of STRs) would be enforced. The result of such discussions led to conclusions that any STRs in conflict within the buffers (too close together) would result to a lottery by the end of the Ordinance term, thus eliminating the extra STRs in conflict. A number of the STR licenses obtained since February are believed to be owned by homeowners (wanting a ban in the R-1) looking to take advantage

of this criteria in an effort to block future STRs and also eliminate current (grandfathered) STRs. These are also among the Non-Actives.

Conclusion: While there will always be a percentage of licenses that are Non-Active, the current ratio at over 50% is artificially high due the above mentioned factors. This also shows the total number of STR licenses to be artificially high as a whole. Thus, a much smaller number than anticipated of STR licenses would actually move forward in obtaining a much costlier permit with strict operating rules under the New STR Ordinance.

R-1 NHA STR Permits Analysis

Currently there are a total of 83 Active R-1 NHA STRs. Due to some of these being Homeshares, the actual number of R-1 NHA Actives will be LESS once the permitting under the New Ordinance goes in effect. There's a lot of time, effort and money that's needed to get an STR started and be active, especially with a NHA. There are also stricter rules and fines/penalties under the new Ordinance. So there are several factors that will impact the "actual number" of STR owners who would actually apply for permits or even get permits approved. These factors include:

1. Higher Barrier to Entry

Under the new permit criteria, it would cost \$650 for a 3 year permit and \$400-600 for site/floor plans required for submission materials. An applicant would need to spend over \$1000 before they are approved for a permit. This is much higher than the previous \$50/year. The permit process is also much more extensive with much more documentation needed than required for STR business license.

2. High Cost of Starting a NHA STR

Starting a NHA STR could cost around \$10,000-20,000 for furniture, decorations, and costly renovation upgrades. It takes at least several months to setup and a long time before you can be up and running with a STR listing. High cost and high permit fees will dramatically impact that number of R-1 NHA permit applicants.

3. Stricter Regulation, High Fines/Penalties & Building Code Safety Requirements

There are stricter regulations along with high fines and penalties. The new Ordinance calls for nuisance violation fines of \$500 for the first offense; \$1000 for the second offense and \$2000 for third offense. Besides addressing neighborhood concerns, these factors will have an impact on the number of permit applicants by "getting rid of the bad actors". All STRs are also required to pass local City Building codes and have existing legal building permits to obtain STR permit approval.

Conclusion: These are additional factors that show that the "actual number" of STR owners that will move forward to apply for permits will be less than expected. On June 18th, 2019 the City Council unanimously approved the plan to grandfather 210 existing R-1 licenses (either being Homeshares or NHAs) with a cap of 75 permits by term end. With a total of 83 Active R-1 NHAs and other impact factors mentioned, the goal of 75 R-1 NHA permits can realistically be achieved by term end.

Active STRs Listing Details

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
Homeshare	965863	Airbnb	Downtown Paso Wine Country...	R-1 Zone
Homeshare	2677731	Airbnb	Shadow Canyon Casita	Other Zone (Non R-1)
Homeshare	4878898	Airbnb	UNWIND SUITE	R-1 Zone
Homeshare	5251106	Airbnb	Porch Light Lodge	R-1 Zone
Homeshare	5470229	Airbnb	Private Casita - centrally located...	R-1 Zone
Homeshare	5880738	Airbnb	Paso Robles Wine Country Home	R-1 Zone
Homeshare	6169282	Airbnb	The Paso Lodge Suite	R-1 Zone
Homeshare	6348497	Airbnb	Dazzling Duplex	R-1 Zone
Homeshare	7159481	Airbnb	Heart of WINE COUNTRY close to...	R-1 Zone
Homeshare	9718361	Airbnb	Romantic Casita-walking distance...	Other Zone (Non R-1)
Homeshare	13155935	Airbnb	Little Locust Lodge (Studio Apt)	Other Zone (Non R-1)
Homeshare	15857676	Airbnb	#1of3 comfort queen bed in nice...	R-1 Zone
Homeshare	16162543	Airbnb	Spacious Studio With Private....	Other Zone (Non R-1)
Homeshare	16679440	Airbnb	River Oaks Private Rooms 2BDR....	R-1 Zone
Homeshare	16844300	Airbnb	Paso's Victorian ~ Peace Rose Room	Other Zone (Non R-1)
Homeshare	18289209	Airbnb	Linnys Place	R-1 Zone
Homeshare	18344297	Airbnb	Oak Tree Bungalow- Detached...	R-1 Zone
Homeshare	19876936	Airbnb	Country Hills Suite	R-1 Zone
Homeshare	20309906	Airbnb	Luxury studio in Paso Robles Wine...	R-1 Zone
Homeshare	20675786	Airbnb	Boho Chic Downtown Suite	Other Zone (Non R-1)
Homeshare	20713637	Airbnb	French room, I also have 2 other...	R-1 Zone
Homeshare	21580000	Airbnb	The Right Room in wine country	R-1 Zone
Homeshare	23456767	Airbnb	Pretty Paso Private Suite: Own...	R-1 Zone
Homeshare	25864193	Airbnb	Upstairs Room w/Private Bath...	R-1 Zone
Homeshare	26198020	Airbnb	Filbert Hideaway	R-1 Zone
Homeshare	28698614	Airbnb	The Vine Street Lounge w hot-tub...	Other Zone (Non R-1)
Homeshare	1076935	VRBO	Bella Vista Suite - 2 Room Suite...	R-1 Zone
R-1	1445796	Airbnb	Oaktop Terrace	Hilltop Dr/Fresno
R-1	1499431	Airbnb	Sunset Summit Comfort & Wine	Kenton Ct/Brahma
R-1	1499540	Airbnb	Serendipity - Views and Downtown!	Hilltop Dr

STR Analysis

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
R-1	1619382	Airbnb	Bungalow 64 -Charming & Fun in...	Olive
R-1	1754395	Airbnb	Quercus Acorn Cottage - Best Porch!	19th St
R-1	1755185	Airbnb	Paso Highlands Above Downtown...	Highland Park Dr
R-1	2837544	Airbnb	3 Kings on Pacific Walk to Downtown	Pacific Ave/Olive
R-1	4475727	Airbnb	Bungalow on Paso's Westside 3bd...	Fresno/Hilltop
R-1	4754123	Airbnb	Terrace Hill Vineyards	Terrace Hill
R-1	6436660	Airbnb	The Paso Lodge: Wine, Dine, Unwind	Walnut/N. Trigo
R-1	6662107	Airbnb	Touch of Narnia Downtown Paso...	Olive St
R-1	6885130	Airbnb	Western Woodland - Privacy in Paso	17th/Locust
R-1	7326839	Airbnb	Merry Hill - Eat Drink & be Merry!	Merry Hill Rd
R-1	7339469	Airbnb	Cozy Casa Blanca -Oak Studded...	Fairview/Vine
R-1	7339584	Airbnb	Greenwood - Beautiful Oak Hillside	15th/Terrace Dr
R-1	7340364	Airbnb	Serenity in Paso Wine Country!	Vista Cerro Dr.
R-1	11323087	Airbnb	Cornerstone Cottage	17th/Locust
R-1	11730131	Airbnb	Central Paso Robles Pleaser	Montebello Oaks
R-1	12209994	Airbnb	Casa Blanca	Casa Blanca St
R-1	13686274	Airbnb	3 Vinos Hacienda	Fresno/Hilltop
R-1	14296889	Airbnb	Treetop Cottage	W 21st/Olive St
R-1	14297673	Airbnb	Treetop Lodge	W 21st/Olive St
R-1	15129535	Airbnb	2 BDR/2 BATH BEST LOCATION...	12th/Fresno
R-1	15661995	Airbnb	Bella Casa 3 beautiful bedrooms...	StoneyCr/Beechwd
R-1	16228027	Airbnb	Beautiful, Cozy Home Located...	Rivergl/Via Camelia
R-1	16255898	Airbnb	Pacific Promenade	Pacific Ave
R-1	16378790	Airbnb	WESTSIDE SERENITY - Walk to....	Ridgeview
R-1	18707403	Airbnb	Vintage Paso--Gateway to Wine...	Pacific Ave/Olive
R-1	18707807	Airbnb	Casa Verde Quiet Privacy and...	Olive St
R-1	18752297	Airbnb	Hilltop West	Hilltop Dr
R-1	18791412	Airbnb	Candlewood Creek	Rambouillet/Stoney
R-1	19570817	Airbnb	17th Street Cottage	17th St
R-1	20363135	Airbnb	000 Nickerson	Nickerson
R-1	20900558	Airbnb	CHARM ON CHESTNUT - Down...	Chestnut

STR Analysis

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
R-1	20972060	Airbnb	"UnWINEd" in your own private...	Pacific Ave/Maple
R-1	21029471	Airbnb	Navajo Trail	Navajo
R-1	21253015	Airbnb	Mid-Century Modern	Fairview Ln
R-1	21253046	Airbnb	Highland Park Panorama	Highland Park Dr
R-1	21624527	Airbnb	Paso Dream	Via Camelia/Rivergl
R-1	22923975	Airbnb	Red Cloud Rendezvous	Red Cloud
R-1	23497515	Airbnb	The perfect place in paso robes	Nicklaus/Ramboulit
R-1	24062909	Airbnb	Paso Club Resort	Glencrest Ln
R-1	24806397	Airbnb	Ritz Del Rio	Rio Ct
R-1	24807106	Airbnb	Casa Hermosa	Olive/22nd
R-1	25540727	Airbnb	Ridgeview Retreat	Ridgeview Drive
R-1	26280598	Airbnb	Winemaker's Rural Hideaway in...	Chestnut & 18th
R-1	26493574	Airbnb	Downtown Cottage	Chestnut
R-1	28438733	Airbnb	Peachtree Lane	Peachtree Lane
R-1	28893649	Airbnb	DOWNTOWN DERBY - Hot Tub &...	Derby Lane
R-1	29264794	Airbnb	Paradise in Paso Robles	Montebello Oaks
R-1	29381944	Airbnb	Play a Round of Golf from Fairway...	Fairway Place
R-1	32210916	Airbnb	Paso Peach	Peachtree St
R-1	32360189	Airbnb	Four-O-Seven	Peachtree St
R-1	33019263	Airbnb	Resort Living in town and close to....	Rolling Hills Dr.
R-1	33911284	Airbnb	Tipsy Cottage	12th/Merry Hill
R-1	34089535	Airbnb	Casa de Gaire y Gra	Oriole/Larkfield
R-1	34233910	Airbnb	Wine & Unwind in Paso Robles	Exp. S./Buena Vista
R-1	34649649	Airbnb	Cloud 9	Red Cloud
R-1	35156054	Airbnb	BACKYARD BLISS-Pool Home West...	Olive St
R-1	35806606	Airbnb	Wine County Villa, close /Hearst...	Sleepy Hollow/Ram
R-1	474182	VRBO	Large, Beautiful & Clean Home...	Riverglen
R-1	503599	VRBO	Luxury ~ Stunning Views From It's...	Hilltop Dr
R-1	699917	VRBO	Warm 2,600 sq. ft. Holiday Get Away!	Sleepy Hollow
R-1	762770	VRBO	Great Home Close To Downtown...	Via Camelia/Rivergl
R-1	767243	VRBO	Luxury Downtown Property In Paso...	Olive St

STR Analysis

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
R-1	874009	VRBO	PASO RETREAT BEAUTIFUL...	Riverglen
R-1	1056246	VRBO	2 Bedroom, 1 Bath Home Can...	Union Rd/Kleck
R-1	1097406	VRBO	3BR Wine Country Charmer...	Quarterhorse Ln
R-1	1177836	VRBO	Close To Downtown Paso Robles...	Fresno St
R-1	1211252	VRBO	Private Paradise with Pool Close...	Skyview/Windsong
R-1	1264544	VRBO	Paso Escape - Beautiful Wine...	Montebello Oaks
R-1	1333189	VRBO	Wine Country's Best With More...	Vineyard Cir
R-1	1333225	VRBO	Wine Country Guest Casita For...	River Oaks Dr
R-1	1335622	VRBO	Gorgeous Views of Downtown...	Peachtree St
R-1	1384727	VRBO	Windsong Retreat w/pool table...	Windsong Way
R-1	1385624	VRBO	Posh 4BR/2.5BA w/ Verdant Back...	Vista Del Rio Ct
R-1	1474364	VRBO	"Paso Paradise" - Family friendly...	Kleck Rd
R-1	1476947	VRBO	Elegant 3BR Wine Country Home...	Peachy Ct
R-1	1502508	VRBO	Club TerraBella - Golf & Wine!	Terrabella Ct
R-1	1538362	VRBO	Welcome to The Burrow	Vista Grande St
R-1	1563555	VRBO	Clean, Modern, Luxury!	Vineyard Cir
R-1	1599973	VRBO	A Coastal Oasis in the Heart of Paso...	Merry Hill/Peachy
R-1	7369058	VRBO	Paso Robles Hilltop House...	Red Cloud
Other (Non R-1)	271378	Airbnb	Olive Gate in Center of Downtown	Olive St
Other (Non R-1)	278018	Airbnb	Olive with a Twist	Olive/12th
Other (Non R-1)	278047	Airbnb	Cottage at Capitol Hill Downtown	Capitol Hill
Other (Non R-1)	1364822	Airbnb	Casita Rojo- Charming Downtown...	Oak/13th
Other (Non R-1)	1365278	Airbnb	Casita Azul- Charming Downtown...	Oak/13th
Other (Non R-1)	1445407	Airbnb	Park Place - Downtown Hideaway	Park/13th
Other (Non R-1)	1445469	Airbnb	Poe House	16th St
Other (Non R-1)	1661612	Airbnb	Jany Home Downtown	Oak/19th
Other (Non R-1)	1755093	Airbnb	Huston's Attic - Charm in Downtown	13th/Vine
Other (Non R-1)	2049541	Airbnb	Casa Jojo	Vine/12th
Other (Non R-1)	4203215	Airbnb	Unwind on Vine	Vine/15th
Other (Non R-1)	4249712	Airbnb	UPSTAIRS ON VINE	Vine St
Other (Non R-1)	4526981	Airbnb	Unique Redwood Studio with Loft...	Oak/19th

STR Analysis

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
Other (Non R-1)	5125837	Airbnb	Classic craftsman Apt.4	5th/Oak St
Other (Non R-1)	5248111	Airbnb	8th & Vine	8th & Vine
Other (Non R-1)	6305371	Airbnb	Bliss House in Downtown Paso...	18th/Oak
Other (Non R-1)	6884929	Airbnb	Cheese Cellars Loft - Downtown!!	13th St
Other (Non R-1)	7339990	Airbnb	Cowgirl on Vine - Perfect Down...	Vine/15th
Other (Non R-1)	7399535	Airbnb	Baby Bliss in Downtown Paso Robles	17th/Oak
Other (Non R-1)	7399655	Airbnb	Lewis Loft - Brand New with Charm	14th/Olive
Other (Non R-1)	8172270	Airbnb	Wine on Vine: Grigio in Downtown!	Oak/10th
Other (Non R-1)	8504703	Airbnb	The Sycamore - Downtown &....	Olive St
Other (Non R-1)	10103250	Airbnb	Best Location! Walk to MID STATE...	Park ST/19th
Other (Non R-1)	10361380	Airbnb	Vine Street Guest House	Vine/16th
Other (Non R-1)	10883559	Airbnb	Park Place 3/3	Park/7th St
Other (Non R-1)	11042640	Airbnb	Paso Park Place 2/2	Park St/7th
Other (Non R-1)	11950567	Airbnb	Cottage on Chestnut	Chestnut/14th
Other (Non R-1)	12128057	Airbnb	DOWNTOWN CHARMER 5 Blocks...	19th & Park
Other (Non R-1)	12365097	Airbnb	Walk to Everywhere from Century...	Vine/17th
Other (Non R-1)	12549457	Airbnb	Beautiful Craftsman downtown...	5th/Oak St
Other (Non R-1)	12572030	Airbnb	Fabulous craftsman in Paso Apt.3	5th/Oak St
Other (Non R-1)	12572773	Airbnb	Paso Robles Studio Apartment #1	5th/Oak St
Other (Non R-1)	13913866	Airbnb	Wine,Dine & Relax on Pine-Short...	Pine/18th
Other (Non R-1)	14220795	Airbnb	Olive Alley	7th/Olive
Other (Non R-1)	14387465	Airbnb	Chateau Three Four Five-- Down...	Olive St/6th
Other (Non R-1)	14504761	Airbnb	Cozy Craftsman Home	5th/Oak St
Other (Non R-1)	15313629	Airbnb	Craftsman Corner House	Vine/15th
Other (Non R-1)	16123408	Airbnb	Paso Robles Vintage Cozy Home	Vine/22nd
Other (Non R-1)	16177293	Airbnb	Acorn Flats #101	14th St & Park
Other (Non R-1)	16177712	Airbnb	Acorn Flats	14th St & Park
Other (Non R-1)	16604805	Airbnb	Charming, Boutique-Style Duplex...	Pine St
Other (Non R-1)	16605573	Airbnb	Charming, Boutique-Style Duplex...	Pine St
Other (Non R-1)	16960842	Airbnb	The Olive Tree House	Olive St
Other (Non R-1)	17465082	Airbnb	Vino en Pino	Pine/17th

STR Analysis

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
Other (Non R-1)	18776547	Airbnb	Gather Around the Fire Pit at a...	16th/Olive
Other (Non R-1)	20032789	Airbnb	1918 Historic Craftsman home	Oak/8th St
Other (Non R-1)	20818415	Airbnb	CRAFTSMAN COTTAGE - Walk to...	14th/Olive
Other (Non R-1)	21293913	Airbnb	CHATEAU PASO - 3 bed/3 bath...	15th/Olive
Other (Non R-1)	21303640	Airbnb	Dine Outside in Sunny Downtown...	21st/Oak
Other (Non R-1)	21767792	Airbnb	Rosé Getaway- Two Bedroom...	19th/Vine
Other (Non R-1)	22928444	Airbnb	HOME SQUARED-Westside Crafts...	15th/Vine
Other (Non R-1)	22979520	Airbnb	Charming, Boutique-Style Duplex...	Pine St
Other (Non R-1)	23412040	Airbnb	13th STREET RETREAT-3 Blocks to...	14th/Vine
Other (Non R-1)	23520202	Airbnb	HISTORICAL STOWELL HOUSE	Vine/9th
Other (Non R-1)	23997170	Airbnb	WALK TO MID STATE FAIR!! Remod...	18th/Pine St
Other (Non R-1)	24852770	Airbnb	Two beautiful houses; WALK TO...	Park St
Other (Non R-1)	24992720	Airbnb	Heaton House in downtown...	Spring/9th
Other (Non R-1)	25112240	Airbnb	Vine Street Getaway	Vine/22nd
Other (Non R-1)	25263354	Airbnb	The Blue House on Chestnut	Chestnut/14th St
Other (Non R-1)	25981640	Airbnb	Iconic Downtown Home	Vine/16th
Other (Non R-1)	27135934	Airbnb	Charming Paso Park Suite with...	Park St/12th
Other (Non R-1)	27165097	Airbnb	Paso Park Suite 203	Park/13th
Other (Non R-1)	27166295	Airbnb	Sophisticated Paso Park Suite Full...	Park/13th
Other (Non R-1)	27191489	Airbnb	Walk DOWNTOWN! High-end...	Olive/17th
Other (Non R-1)	29212205	Airbnb	THE ROOST - 1 bed/1 bath Westside...	Vine/15th
Other (Non R-1)	29263322	Airbnb	Cottage Park	Park/18th
Other (Non R-1)	29754468	Airbnb	Downtown Vacation Cottage - 200...	Vine/12th
Other (Non R-1)	29784526	Airbnb	Sweet Spot on Pine	Pine/16th
Other (Non R-1)	30249578	Airbnb	On The Vine Downtown Paso	Vine St
Other (Non R-1)	31709380	Airbnb	The Paso Oaks House - Downtown	18th/Spring
Other (Non R-1)	33246441	Airbnb	Corner Gem	3rd St
Other (Non R-1)	33486004	Airbnb	Historic Craftsman Home walk...	Vine/3rd
Other (Non R-1)	34574507	Airbnb	Classic downtown craftsman	Vine St/5th
Other (Non R-1)	34648365	Airbnb	The Nuthouse	13th/Olive
Other (Non R-1)	34780406	Airbnb	5th Street Cottage	5th/Vine

STR Analysis

Type/Zone	Listing #	Source	Short Term Rental Description	Location (Approx)
Other (Non R-1)	34781840	Airbnb	Downtown private compound !!	5th st
Other (Non R-1)	34938255	Airbnb	VinoVista	Vine/22nd
Other (Non R-1)	35193852	Airbnb	Close to Downtown! Remodeled...	Olive/17th
Other (Non R-1)	35583347	Airbnb	WESTSIDE SPANISH BUNGALOW...	Chestnut St/13th st
Other (Non R-1)	35653679	Airbnb	Downtown Weekender	Pine St
Other (Non R-1)	560892	VRBO	walk to dinner downtown and...	17th/Vine
Other (Non R-1)	677927	VRBO	Renovated Farmhouse 4 Blocks...	Pine/17th
Other (Non R-1)	740771	VRBO	Delightful Retreat In Wine Country...	Pine St/22nd
Other (Non R-1)	763859	VRBO	Historic Vine Street Location Just...	Vine St
Other (Non R-1)	769038	VRBO	Charm & Luxury, Steps Away from...	13th/Olive
Other (Non R-1)	820368	VRBO	New Lower Summer Rates!! ...	14th St & Park
Other (Non R-1)	884151	VRBO	Hurry! grab your great location &...	17th/Pine
Other (Non R-1)	1443658	VRBO	Walk Everywhere! Updated 3BR...	Vine/5th
Other (Non R-1)	1458264	VRBO	Charming Paso Robles Retreat!...	Park/17th
Other (Non R-1)	1477446	VRBO	Historic cottage amidst world class...	Vine St/12th
Other (Non R-1)	4579228	VRBO	Charming Wine Country Home-...	Oak/6th ST

Charts & visuals provided by Carolyn Dismuke