

Vacation Rental License ORD21-0005

Board of Supervisors

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Recommended Action



- Introduce Ordinance adding Chapter 4, Section VII to create Vacation Rental License Program
- Waive further reading of Ordinance
- Find Ordinance exempt under CEQA Guidelines section 15061(b)(3)

BOS Direction



- ❑ Amplified sound prohibition is outdoor
- ❑ Standards for outdoor lighting
- ❑ Increase revocation time limit to 5 years
- ❑ Add escalating fines for violations

Emergency Service Recommendations



- ❑ Prohibit possession or discharge of fireworks
- ❑ Defensible space consistent with Chapter 13A
- ❑ Require emergency radio and land line (or VoIP)

Public Input



- ❑ Standards do not apply when owner is in residence
- ❑ Metric for response time
- ❑ Remove distance requirement for property manager
- ❑ Increase revocation time limit to 5 years
- ❑ Allow multiple managers for Vacation Rental

Staff Recommendation



- Prohibit Vacation Rentals in homes with JADUs

Questions?



Planning Commission Recommendation

- Zoning Code (Chapter 26) amendments
 - ▣ Prohibit Vacation Rentals in R1 zoning
 - ▣ Require Vacation Rental License for operation
 - ▣ More restrictive parking and occupancy standards
- Local Coastal Program amendments
 - ▣ Local Coastal Plan Vacation Rental Program
 - ▣ Land use standards for structures, occupancy, and parking
 - ▣ Require Vacation Rental License for operation
- License comments
 - ▣ Limit licenses to natural persons, one license per individual

Program Reorganization

Current Ordinance

Zoning Permit Regulating Land Use and
Operational Performance Standards



Vacation Rental License

Authorizes Operation &
Regulates Standards



VR Zoning Permit

Authorizes Location
and Regulates Capacity