



County of Sonoma

State of California

Date: May 10, 2022

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, to
Direct Staff To Study and Develop An Ordinance On Transient Use Of Fractionally-Owned
Residential Property Within Sonoma County**

Whereas, under the Sonoma County Zoning Code, the County regulates and permits several types of transient uses, including agricultural farmstays, agricultural marketing accommodations, bed and breakfasts, hotels, motels, resorts, hosted rentals, vacation rentals, and timeshares;

Whereas, transient uses generally produce impacts to the environment, neighboring properties, and communities related to, among others, traffic, noise, garbage, safety, and community character;

Whereas, the County has previously determined that certain transient uses are only appropriate in certain zoning districts depending on the nature and purpose of the use and that some require heightened regulation in order to address their impacts;

Whereas, the County has received numerous comments related to the transient use of fractionally-owned residential properties;

Whereas, the Board of Supervisors desires for staff study the transient use of fractionally-owned residential property and the current Zoning Ordinance to determine whether the use is currently allowed and whether new or amended regulations are necessary and appropriate;

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Now, Therefore, Be It Resolved that pursuant to Section 26-96-010 of the Sonoma County Code, the Board of Supervisors adopts this Resolution of Intention to direct staff to study and develop an ordinance on the transient use of fractionally-owned residential property within Sonoma County;

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:

Rabbitt:

Coursey:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.