

Vacation Rentals Workshop

Board of Supervisors

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Comprehensive Planning Manager

July 20, 2021





Background

- Defined as 30 days or less
- 1864 permits
 - ▣ Additional 483 unpermitted rentals
 - ▣ Additional 581 rentals in the Coastal Zone
- Coordination with County Auditor-Controller-Treasurer-Tax Collector (ACTTC)
 - ▣ Unpermitted rentals
- Housing Study (2015)



Existing Policies

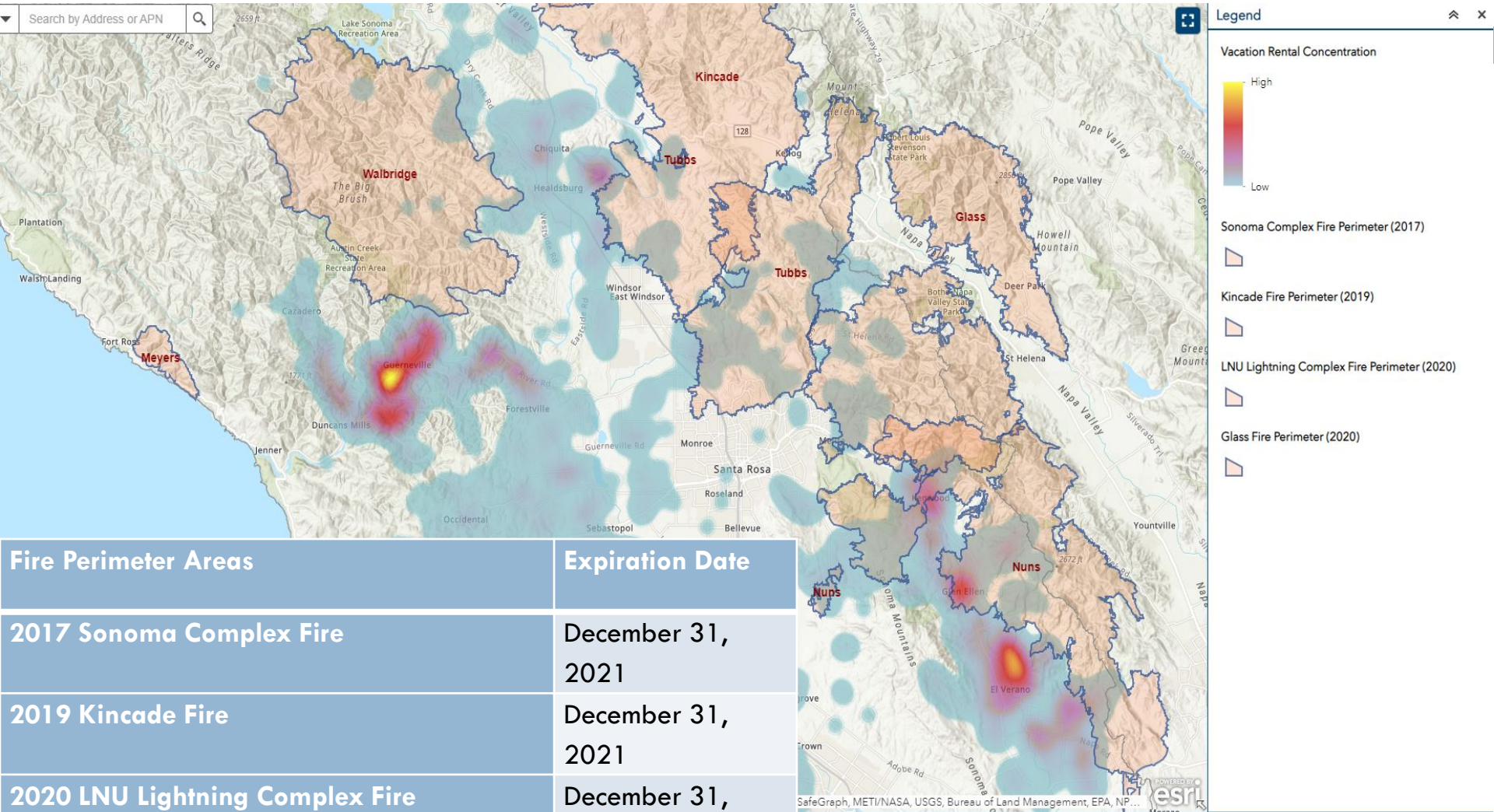
Vacation Rental Ordinance

- ❑ Zoning (or use permit)
- ❑ Enforcement by Performance Standards
- ❑ No permits in Coastal Zone
- ❑ Exclusion Overlay Zones (X-Zones)

Temporary Measures

- ❑ Fire perimeter areas zones (4)
- ❑ Temporary cap in District 1 and District 5

Fire Perimeter Areas



Fire Perimeter Areas	Expiration Date
2017 Sonoma Complex Fire	December 31, 2021
2019 Kincade Fire	December 31, 2021
2020 LNU Lightning Complex Fire	December 31, 2022
2020 Glass Incident	December 31, 2022



Urgency Ordinance (12/2020)

- Limits rentals in the Theodor Lane area of Sonoma Valley to 13 permits
- Limits rentals in the Lower Russian River to 299 permits
- Expires August 06, 2022

Next steps

Ordinance update schedule

- Workshop on 7/20/21
- Community outreach
- Return to BOS on 10/19/21 (and possible future date)

Dates to consider

- Temporary 2017 and 2019 wildfire disaster recovery expires on 12/31/21
- Temporary caps by urgency ordinance expires 08/06/22

Policy Discussion

Program Administration

- Zoning permit vs business license
- Improvement to Performance Standards

Regulation

- Limiting vacation rentals / concentration
- Coastal Zone
- Maintain the existing Exclusion Overlay Zones (X-Zone)
- Continue to limit in Fire Exclusionary Zones by moratorium

Recap from Board Discussion

