Vacation Rental Ordinance Update

Board of Supervisors

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Project Planner

08/02/2022

permit SONOMA

Board of Supervisors Direction

- Evaluate Impacts on Housing
- Public outreach to develop policies
- Countywide license program
- Enhanced performance standards
- Process improvements – Applications & Enforcement
- Policies to reduce areas of concentration

Housing Study

- New study by Robert Eyler, Economic Forensics & Analytics
- Multiple factors influencing housing market make it difficult to identify vacation rental effects in specific markets
- Vacation Rentals do not appear to have impact on housing prices at a Countywide scale, but may increase cost of long term rentals

Program Reorganizaion

Current Ordinance
Zoning Permit Regulating Land Use and Operational Performance Standards

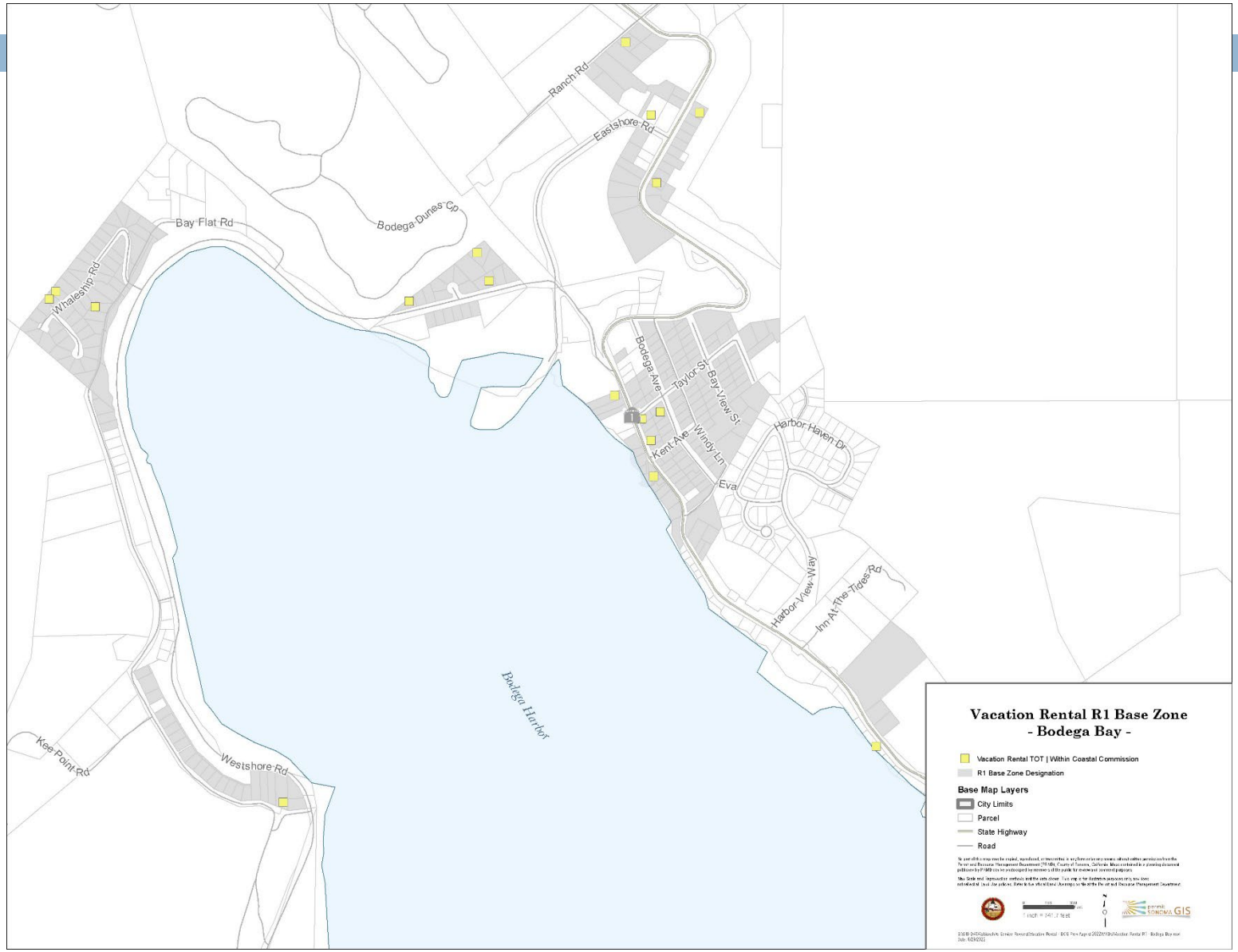
Vacation Rental License
Authorizes Operation & Regulates Standards

VR Zoning Permit
Authorizes Location and Regulates Capacity

Planning Commission Recommendation

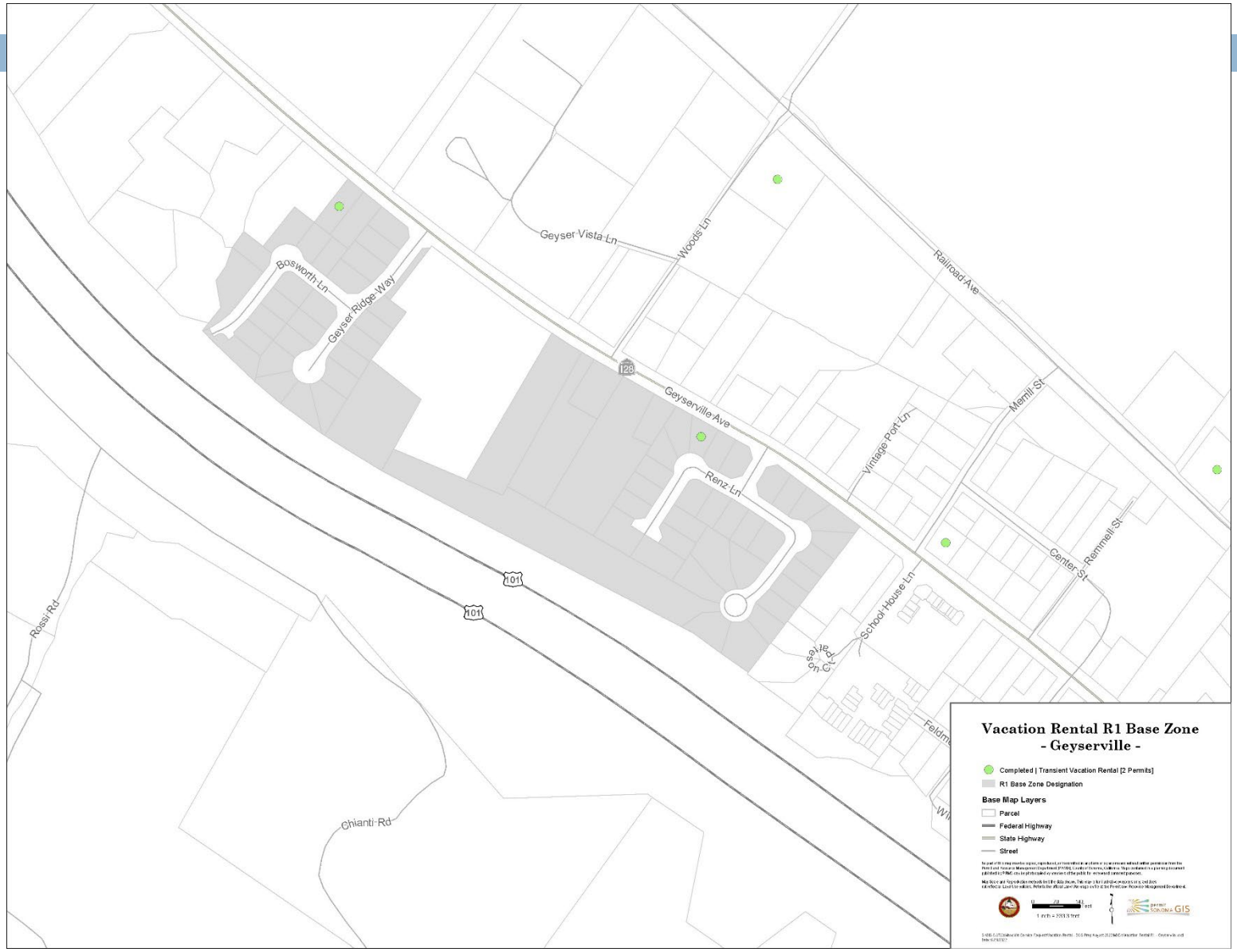
- Zoning Code (Chapter 26) amendments
  - Prohibit Vacation Rentals in R1 zoning
  - Require Vacation Rental License for operation
  - More restrictive parking and occupancy standards
- Local Coastal Program amendments
  - Local Coastal Plan Vacation Rental Program
  - Land use standards for structures,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

R1 Zoning Bodega Bay

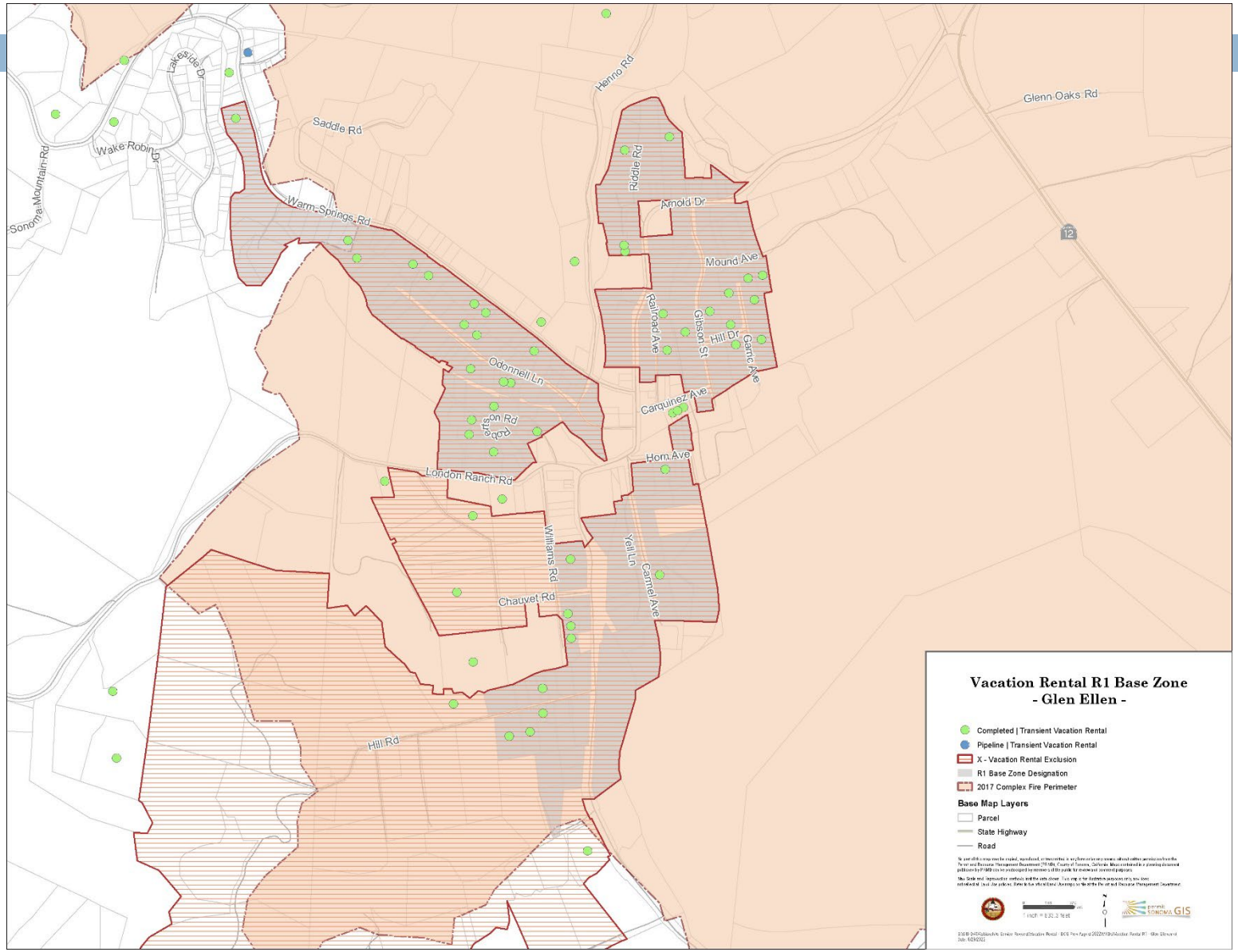


R1 Zoning Forestville

R1 Zoning Geyserville

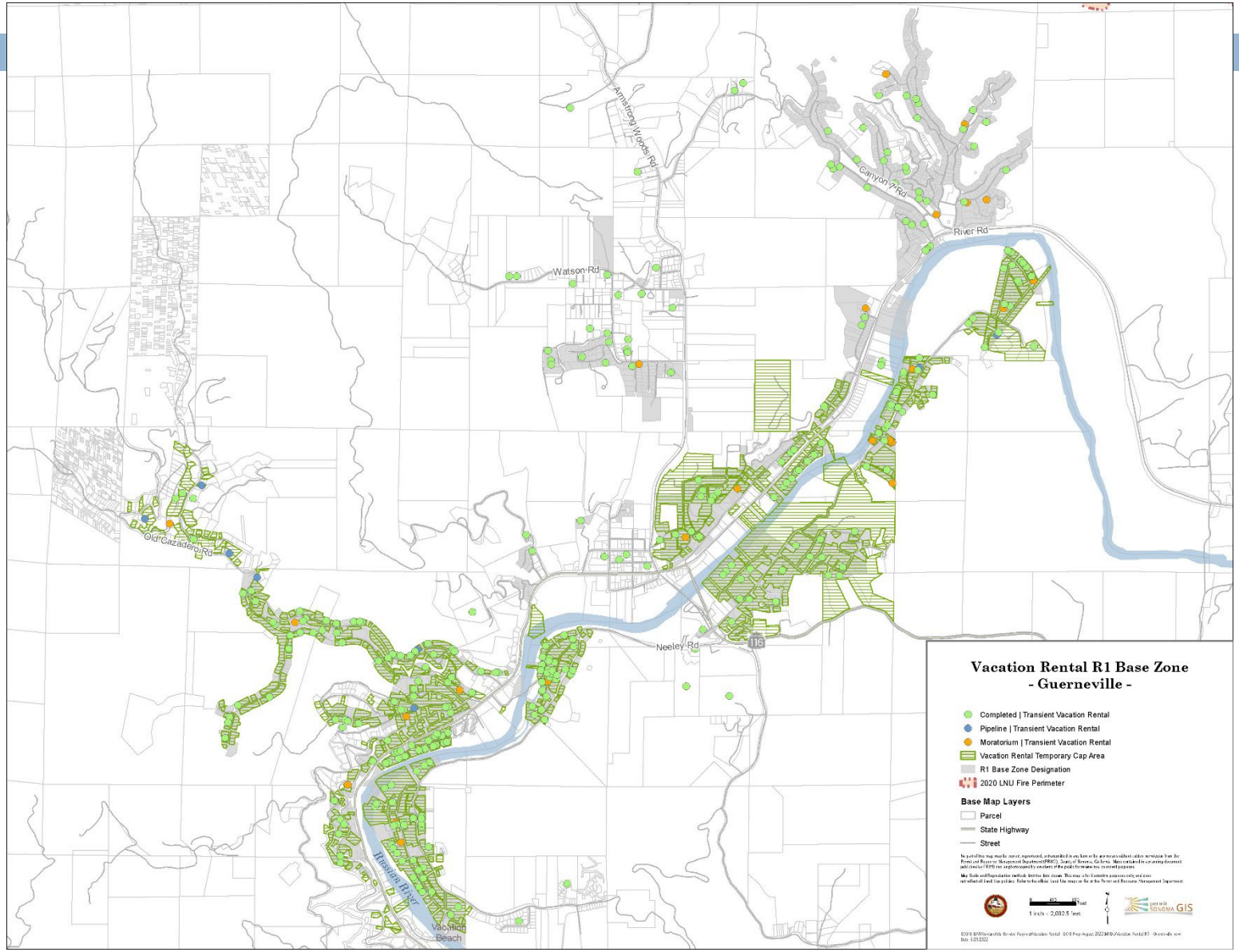


R1 Zoning Glen Ellen

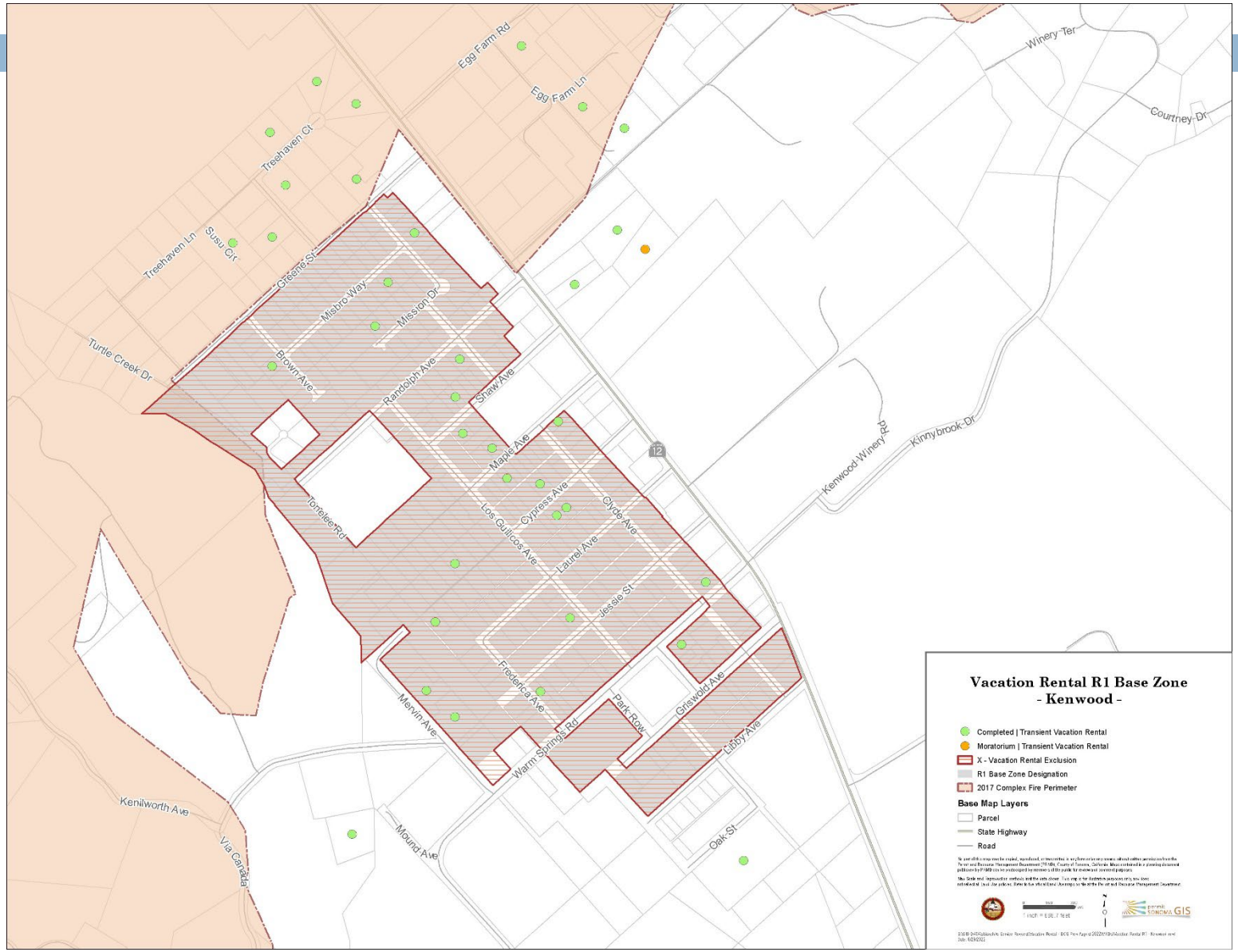


R1 Zoning Graton

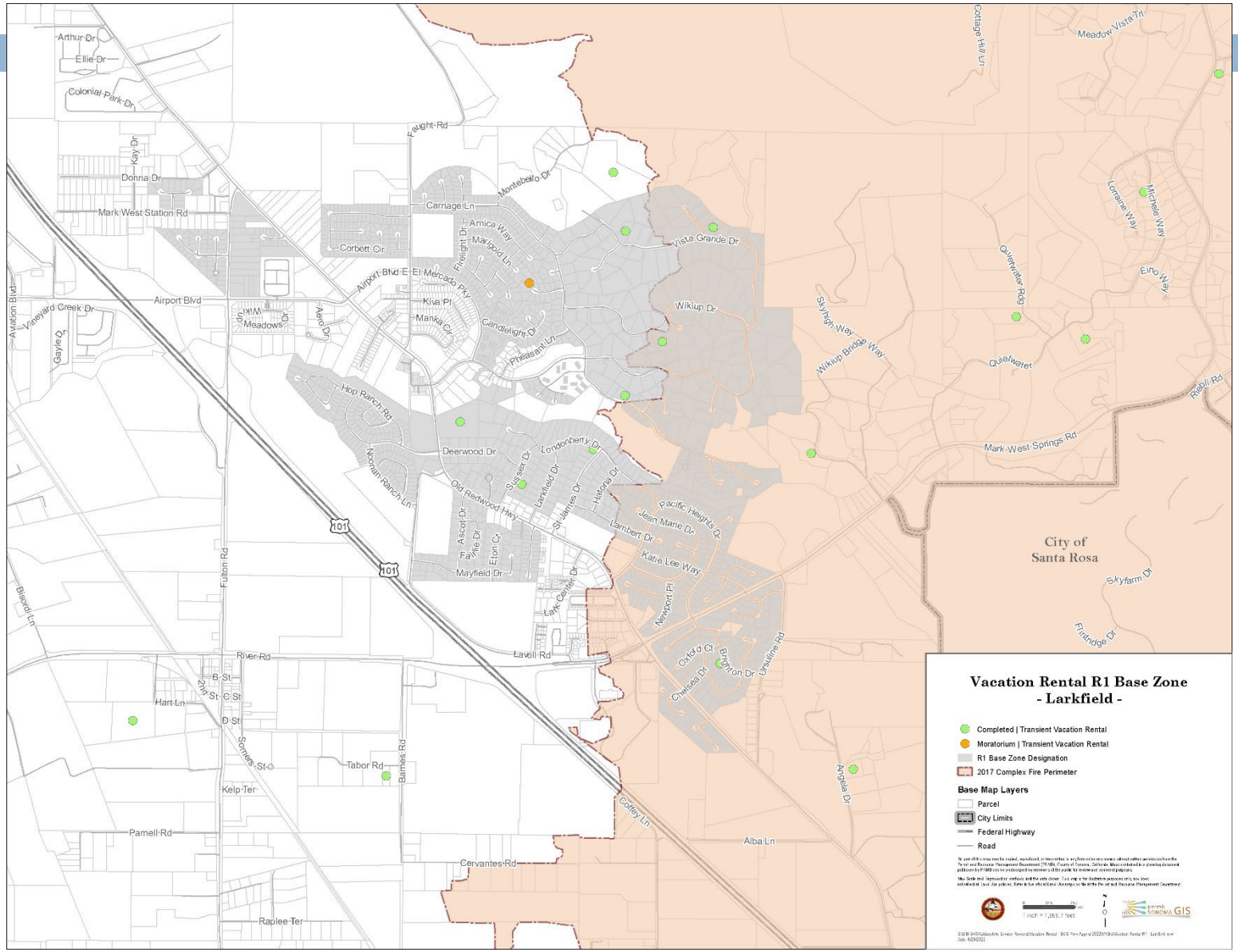
R1 Zoning Guerneville



R1 Zoning Kenwood



R1 Zoning Larkfield

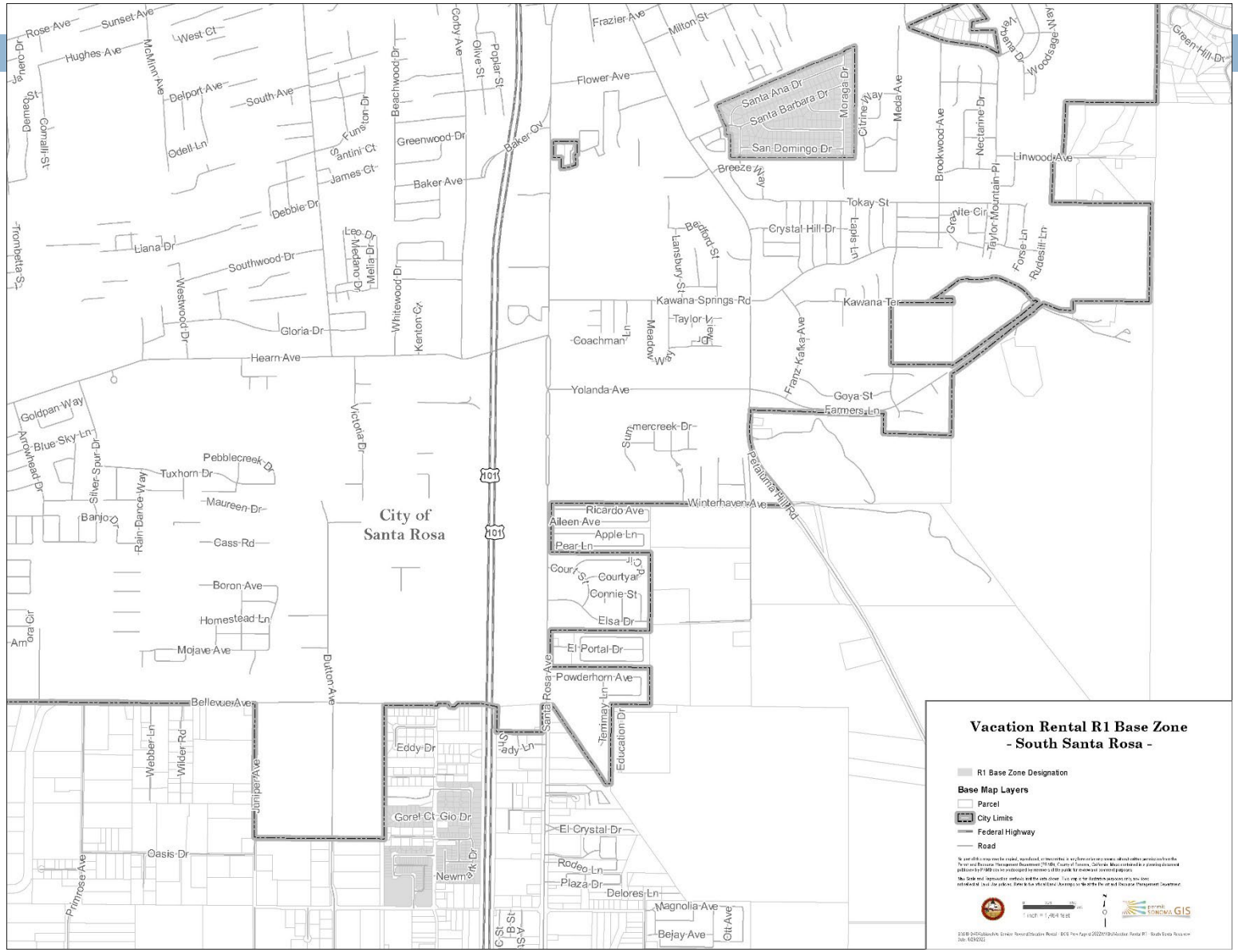


R1 Zoning Monte Rio

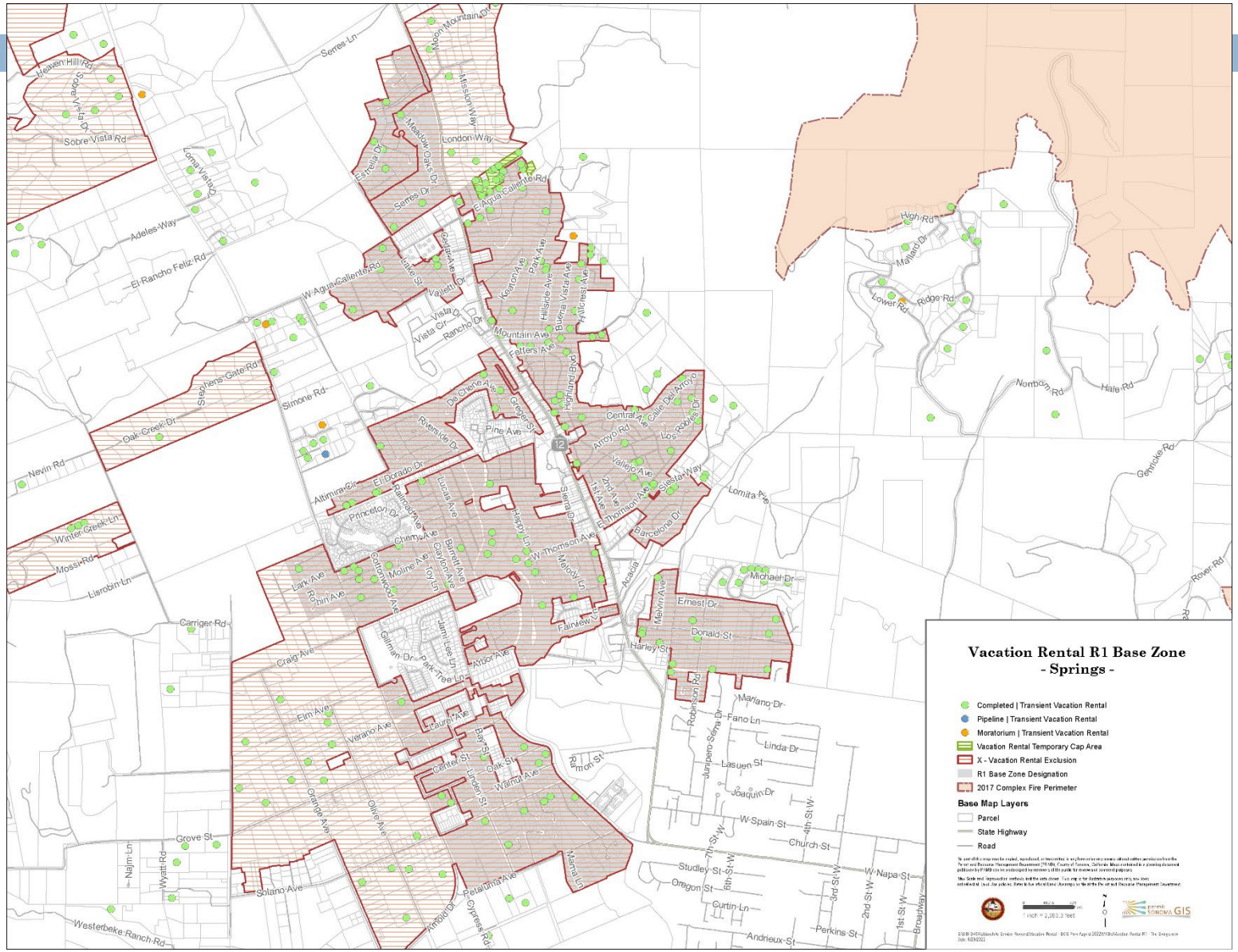
R1 Zoning North Sonoma Valley

R1 Zoning Penngrove

R1 Zoning South Santa Rosa



R1 Zoning Springs



Policy Option R1 Zoning

- 1. Prohibit Vacation Rentals in R1.
- 2. Do not prohibit Vacation Rentals in R1 and use the provisions of the amended Vacation Rental Exclusion and Cap Combining District to rezone parcels in the R1 Zoning District for caps or exclusion consistent with neighborhood character and local needs

Policy Option: Caps

- 1. Amend the X combining zone to provide for a 5% cap on vacation rentals.
- 2. Amend the X combining zone to provide for a 10% cap on vacation rentals.
- 3. Amend the X combining zone to provide for both a 5% and 10% cap as determined upon rezoning.

Policy Options VR Ownership

- Option 1: Natural Persons and Trusts
  - Most restrictive, easiest to implement and enforce. Simple ownership documents, no corporate ownership.
- Option 2: All Property Owner Restriction
  - Fairly restrictive in that a natural person or entity can only have ownership in one vacation rental property
- Option 3: Licensee Ownership Requirement
  - Least restrictive in that the County does not restrict or track 80% of ownership, but potentially easier to implement for that reason.

Amendment to Urgency Moratorium

- Amend the Vacation Rental Urgency Moratorium to allow processing of applications submitted prior to adoption of the moratorium on May 10, 2022.

Questions?