

Report required by Government Code § 65858(d) for Ordinance No. 6321, Imposing a Temporary Cap on Vacation Rental Permits Countywide

On August 18, 2020, the Board of Supervisors took action on an interim urgency ordinance (Ordinance No. 6321) enacting a temporary cap on vacation rental permits countywide. The Board also directed staff to return at a future date with additional data on impacts for housing stock, concentration of vacation rentals, ownership, community engagement, and options to address location, enforcement, and other issues related to vacation rental permits. Adoption of interim Ordinance No. 6321 is intended to allow County staff the time needed to conduct further research and analysis and to prepare and evaluate various options for comprehensive amendments to the existing Zoning Code vacation rentals ordinance.

Under Government Code section 65858, the initial term of an interim urgency ordinance is 45 days. After notice pursuant to Government Code section 65090 and a public hearing, the legislative body (in this case, the Board of Supervisors) may extend the interim urgency ordinance for up to 22 months and 15 days. The action to extend the temporary cap on vacation rental permits will be considered by your Board on September 22, 2020.

Government Code section 65858 further requires that 10 days prior to the expiration of an interim urgency ordinance, that the Board issue a written report describing the measures being taken to alleviate the condition which led to the adoption of the interim urgency ordinance. This memo serves as the report describing what is currently taking place to address the need for the interim cap on vacation rental permits. This memo will be published with the agenda materials for your Board's September 22, 2020 meeting, more than 10 days in advance of the expiration of Ordinance 6321 on October 2, 2020, and will also be posted on the Permit Sonoma website, fulfilling the requirements of Government Code section 65858.

Since Ordinance No. 6321 was enacted on August 18, staff has worked to identify preliminary data and past reports related to the discussion topics from the August 18 hearing. During the time of the initial ordinance period, resources were further constrained by the LNU Lightning Complex Fires as staff and mapping resources were temporarily reassigned to emergency duties. Staff was able to identify preliminary data on vacation rental concentration, current enforcement tools, and being analysis of ownership trends. Staff has also reviewed the 2015 report The Impact of Vacation Rentals on Affordable and Workforce Housing in Sonoma County and identified opportunities for updates to this report. Finally, staff has summarized the available outreach tools and stakeholders for the consideration of your Board. The Table summarizes data that is available, data that still needs to be collected and analyzed, and community outreach that still needs to be conducted.

Status of Additional Data Requested by the Board

Topic Area	Data collected to date	Data Needed	Possible Next Steps/Outreach
Impacts of Vacation Rentals on Housing	EPS Report	Census data by neighborhood Building records of VRs	Update to 2015 Report Industry Groups, NORBAR
Concentration of Vacation Rentals	Data and county-level mapping	Neighborhood-level data, mapping and surveys	MetroQuest neighborhood surveys Update records/expired permits prior to neighborhood-level mapping CACs MACs and Industry Groups
Current Tools and Enforcement	X Zones Code Enforcement	Neighborhood-level complaint data	Sheriff call-out data Public Outreach SoCo Report it ease of use
Data to Consider Ownership Option	Requested from Assessor	Locational data by neighborhood	Mapping by neighborhood Need county counsel guidance Public outreach
Community Outreach & Engagement	Established mailing list	Expand mailing list to neighborhood groups	MetroQuest Surveys Presentations to NORBAR, CACs MACs SVCAC