



Monterey County Board of Supervisors

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Board Order

A motion was made by Supervisor Mary L. Adams, seconded by Supervisor Wendy Root Askew with Supervisor Luis A and Supervisor Chris Lopez, voting no, to:

Ordinance No.: 5422 ; Adopt Resolution No.: 24-300

- a. Find the Vacation Rental Ordinances consistent with the Final Environmental Impact Report (Final EIR) and certify the Final EIR for the amendments to the Monterey County Code (MCC) and that the Final EIR was prepared in compliance with the California Environmental Quality Act (CEQA);
- b. Find that establishment of license fees is statutorily exempt from CEQA pursuant to Section 15273 of the CEQA Guidelines as the establishment of the Vacation Rental Operation License fee will assist County of Monterey Housing and Community Development in meeting operation expenses;
- c. Introduce, waive first reading, and set September 10, 2024 at 10:30 a.m. as the date and time to consider adoption of an ordinance amending Section 7.02.060 of the MCC and adding a new Chapter 7.120 to require a business license and a vacation rental operation license for any short-term vacation rental operations in the unincorporated Monterey County;
- d. Adopt a resolution of intent to adopt an ordinance that amends numerous definition and zoning district use sections of Title 20 (Coastal Zoning Ordinance) and adds Section 20.64.290 to the MCC to regulate the short-term vacation rental of residential property;
- e. Adopt an ordinance amending Title 21 (Non-coastal Zoning Ordinance) to amend numerous definition and zoning district use sections of Title 21, to repeal and replace Section 21.64.280 of the MCC, and adds Section 21.64.290 to regulate the short-term vacation rental of residential property;
- f. Amend Board of Supervisors Resolution No. 01-485 to add item 14 “to the list of compatible uses within Agricultural Preserves” and add item 15 “to the list of compatible uses within Farmland Security Zones,”; and
- g. Adopt a resolution amending the Monterey County Fee Resolution to Fee Article IX - Land Use to add a new “Each” fee for a Vacation Rental Operation License, which will be established at \$965.

PASSED AND ADOPTED on this 27th day of August 2024, by roll call vote:

AYES: Supervisors Church, Askew, and Adams

NOES: Supervisor Alejo & Lopez

ABSENT: None

Motion passes 3 to 2

A motion was made by Supervisor Glenn Church, seconded by Supervisor Mary L. Adams with Supervisor Wendy Root Askew, Supervisor Chris Lopez and Supervisor Luis A. Alejo, voting no, to:

Treat commercial vacation rentals in agricultural zones and agricultural operations (working farms) as its own separate category;
Homestays looking to expand those to hosted concepts for properties where property owners have two properties not ADUs or JADUs.; and
Reduce the fee for limited vacation rental permits.

PASSED AND ADOPTED on this 27th day of August 2024, by roll call vote:

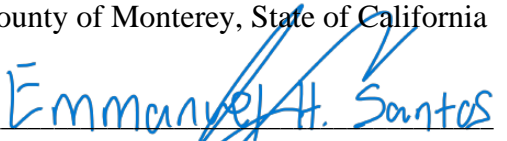
AYES: Supervisors Church, and Adams
NOES: Supervisor Alejo, Askew & Lopez
ABSENT: None

Motion failed 2 to 3

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting August 27, 2024.

Dated: September 3, 2024
File ID: ORD 24-027
Agenda Item No.: 13

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy