



Monterey County Planning Commission

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 2

July 08, 2020

Legistar File Number: PC 20-040

Introduced: 6/25/2020

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

Public hearing to consider a letter from the Planning Commission to the Board of Supervisors regarding vacation (short-term) rental regulations.

Project: REF100042/REF130043 VACATION (SHORT-TERM) RENTAL ORDINANCES

Proposed CEQA Action: TBD, pending Board policy direction (CEQA Guidelines section 15262)

RECOMMENDATION

It is recommended that the Planning Commission:

- a. Consider a letter from the Planning Commission regarding draft regulations for vacation (short-term) rentals to present to the Board of Supervisors requesting Board policy direction on those draft regulations.

SUMMARY/DISCUSSION

On June 10, 2020, the Planning Commission considered three draft ordinances to amend the Monterey County Code, Titles 7, 20 and 21 related to Vacation Rentals (also known as short-term rentals) in the unincorporated areas of Monterey County. Staff asked the Commission to adopt a resolution recommending that the Board of Supervisors consider draft ordinances prepared to reflect public input and Planning Commission direction to date and provide direction to staff on draft ordinances to amend the Monterey County Code, Titles 7, 20 and 21. The Planning Commission continued the item to its July 8, 2020 meeting and appointed an Ad Hoc Committee to convene to draft a letter summarizing the Commission's concerns to the Board of Supervisors and request the Board provide policy direction including additional analysis related to the vacation rental regulations.

The Ad Hoc Committee met two times and the draft letter to the Board of Supervisors is presented for your consideration. The Ad Hoc committee's report to the Planning Commission is Exhibit A and the Ad Hoc Committee's draft letter to the Board is Exhibit B. Following the Planning Commission's direction today, the RMA will then present the Commission's recommendations on proposed vacation rental ordinances to, and request policy direction from, the Board of Supervisors. The Board of Supervisors will have the Planning Commission letter during their read of the draft vacation rental ordinances, which will serve as a tool to help the Board understand the policy areas that need attention in the opinion of the Planning Commission Staff will explain California Environmental Quality Act (CEQA) considerations with respect to the proposed ordinances. The intention is to obtain Board policy direction for staff to develop final draft ordinances, allowing staff to finalize the project description to be used for environmental analysis. Staff then plans to make a CEQA determination and return to the Commission with the recommended final draft ordinances and CEQA analysis.

OTHER AGENCY INVOLVEMENT

This process started in 2012 with multiple community meetings. Over the years, staff has received input from various agencies and stakeholders. RMA also received input from all the Land Use Advisory Committees as well as the Agricultural Advisory Committee.

The Resource Management Agency, Treasurer-Tax Collector, Office of the County Counsel, Fire Agencies, and the Environmental Health Bureau participated in preparation of the proposed amendments to the ordinances. Staff met with California Coastal Commission staff and discussed ordinance development for the Coastal Zone.

Prepared by: Melanie Beretti, RMA Property Administration/Special Programs Manager (831) 755-5285

Reviewed by: John Dugan, RMA Deputy Director of Land Use and Community Development

Approved by: Carl P. Holm, AICP, RMA Director



The following attachments are on file with the RMA:

- Exhibit A - Cover Letter from Chair Commissioner Roberts
- Exhibit B - Draft Letter to the Board of Supervisors
- Exhibit C - Public Correspondence

cc: RMA Permit Center: Freda Escobar and Liz Gonzalez;; Environmental Health Bureau: Nicki Fowler and Roger Van Horn; Water Resources Agency; California Coastal Commission: Katie Butler; RMA Code Compliance: Josh Bowling; Office of the County Counsel: Wendy Strimling and Brian Briggs; Treasure/Tax Collector: Mary Zeeb; RMA Service Managers: Brandon Swanson, Craig Spencer; RMA Director: Carl P. Holm, AICP; Deputy Director of RMA Land Use Division: John Dugan; Monterey Regional Fire Deputy Fire Marshal: Dorothy Priolo; Monterey County Sheriff's Office; District 5 - Supervisor Adams; STR Public Distribution List; Land Use Advisory Committees; Planning File REF100042 - Inland/REF130043 - Coastal