



# Monterey County Planning Commission

## Agenda Item No. 3

Legistar File Number: PC 17-033

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May 31, 2017

Introduced: 5/22/2017

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

### **REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES (CONTINUED FROM MAY 10, 2017)**

- a. Conduct a public hearing to obtain input on preliminary draft regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated area of Monterey County except the Big Sur Coast Land Use Planning Area; and
- b. Provide direction to staff.

(Countywide, coastal and non-coastal)

**Proposed CEQA Action:** CEQA review to be conducted based on regulations developed.

### RECOMMENDATION

It is recommended that the Planning Commission:

- a. Conduct a public hearing to obtain public input on preliminary draft regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated area of Monterey County except the Big Sur Coast Land Use Planning Area; and
- b. Provide direction to staff.

### SUMMARY

At the May 10, 2017 Planning Commission hearing on Short-Term Rentals, the Planning Commission was asked to:

1. Consider separating the process for developing inland and coastal Short-Term Rental ordinances;
2. Conduct a public hearing to obtain input on preliminary draft regulations of Short-Term Rentals for overnight accommodations in residential areas in the unincorporated area of Monterey County; and
3. Provide direction to staff relative to the draft regulations and process.

The Commission took two actions at the hearing. First, the Commission voted that the issues of Short Term Rental in the Big Sur Land Use Planning Area be addressed with the Big Sur Coast Land Use Plan update as soon as possible, after reasonable access has been restored. The result of this action is that staff will continue to develop the short-term rental regulations for all of unincorporated Monterey County with the exception of the Big Sur Coast Land Use Planning Area, at this time. Second, the Commission voted that the hearing on the project be continued to the May 31, 2017 Planning Commission.

Staff is returning to the Planning Commission so the Commission may continue the hearing and provide direction to staff relative to the draft regulations for unincorporated Monterey County except Big Sur.

DISCUSSION

Detailed discussion is provided in the May 10, 2017 Short-Term Rental staff report.

OTHER AGENCY INVOLVEMENT

The following agencies and departments have been consulted in the preparation of the preliminary draft ordinance and this report included: Resource Management Agency; County Counsel; Environmental Health Bureau; Monterey Regional Fire; and the Treasurer-Tax Collector.

Prepared by: Melanie Beretti, Special Programs Manager, Ext. 5285

Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning

Approved by: Carl P. Holm, AICP, Resource Management Agency (RMA) Director

The following attachments are on file with the RMA:

Exhibit A - May 10, 2017 Short-Term Rental staff report

Exhibit B - Communications

cc: Front Counter Copy; Planning Commission; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; RMA-Code Compliance; Economic Development; Cynthia Hasson, County Counsel; Treasure/Tax Collector; Jacqueline R. Onciano, RMA Services Manager; Dan Dobrilovic, RMA Building Official, Dorothy Priolo, Monterey Regional Fire Deputy Fire Marshal; Monterey County Sheriff's Office; District 5, Supervisor Potter; STR Public Distribution List; Planning File REF100042 - Inland/REF130043 - Coastal