

Exhibit A

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Before the Monterey County Planning Commission in and for the State of California

Resolution 20-0_____

Resolution of the Monterey County Planning
Commission

Recommending that the Board of)
Supervisors:)
a. Consider draft ordinances prepared to)
reflect public input and Planning)
Commission direction to date; and)
b. Provide policy direction on amending)
the Monterey County Code, Titles 7, 20)
and 21 creating regulations for vacation)
(short-term) rentals.)
)

WHEREAS, in 1997, in response to community challenges, Monterey County adopted regulations for Transient Use of Residential Properties (Short-Term Rentals) in the unincorporated areas of Monterey County attempting to balance use of private homes with the hospitality industry; and

WHEREAS, California Coastal Commission staff responded that they would not certify the County's regulations for Transient Use of Residential Properties (Short-Term Rentals) in the unincorporated coastal areas without significant changes, which were never made; and

WHEREAS, beginning 2012, renewed interest in vacation rentals growing out of increased social media and internet accessibility resulted in increased pressures on local communities, which created conflicts and tensions in neighborhoods; and

WHEREAS, Monterey County Resource Management Agency ("RMA") conducted multiple community and stakeholder meetings regarding developing regulations of vacation (short-term) rentals for overnight accommodations in residential areas in the unincorporated areas of Monterey County; and

WHEREAS, between March 2015 and February 2016 former Fifth District Supervisor Dave Potter convened, and RMA staffed, nine meetings of the Short-Term Rental Working Group to discuss and provide input to County staff for ordinance development; and

WHEREAS, RMA researched regulations from various cities and counties relative to short-term rentals for overnight accommodations in residential areas; and

WHEREAS, multiple versions of vacation (short-term) rental regulations have been developed based on input from the public, advisory committees and Planning Commission; and

WHEREAS, on July 13, 2016 and November 9, 2016, Monterey County Resource Management Agency ("RMA") staff conducted a public workshops with the Planning

Commission to obtain input on developing regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated area of Monterey County with the exception of the Big Sur Land Use Plan area; and

WHEREAS, on January 10, 2018, Monterey County Resource Management Agency (“RMA”) staff conducted a public workshops with the Planning Commission to obtain input on developing regulations of short-term rentals for overnight accommodations in residential areas in the unincorporated Big Sur Land Use Plan area of Monterey County

WHEREAS, Between January and July 2018, RMA staff conducted public workshops at all Advisory Committees (Land Use, Agricultural) relative to consistency of draft vacation (short-term) rental regulations with local area plans; and

WHEREAS, On July 11, 2018, RMA staff conducted a public workshop with the Planning Commission to receive a report on Advisory Committee outreach and preliminary consistency of the draft vacation (short-term) rental ordinances with local area plans and CEQA review to be conducted based on final draft ordinances; and

WHEREAS, Ordinances were drafted reflecting a tiered approach including ministerial and discretionary levels of review that would apply countywide; and

WHEREAS, A policy question remained surrounding if /where vacation (short-term) rentals should be allowed, with some communities requesting exceptions to implement a complete ban of this use in certain areas; and

WHEREAS, On April 22, 2019, RMA released three draft ordinances to amend the Monterey County Code, Titles 7, 20 and 21 related to Vacation Rentals, also known as short-term rentals; and

WHEREAS, On July 24, 2019 at a Special Commission Meeting, RMA presented policy options for the Commission to consider addressing issues that were raised during public comment on the draft ordinances, environmental analysis and California Environmental Quality Act (CEQA) determination; and

WHEREAS, RMA staff incorporated Planning Commission direction into draft ordinances of Monterey County Code, Titles 7, 20 and 21; and

WHEREAS, Monterey County Board of Supervisors is requested to provide policy direction for amending Monterey County Code, Titles 7, 20 and 21 relative to vacation (short-term) rental regulations before finalizing ordinances and determining/completing CEQA review.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the Board of Supervisors:

- 1) Consider draft ordinances prepared to reflect public input and Planning Commission direction to date; and

- 2) Provide policy direction on amending the Monterey County Code, Titles 7, 20 and 21 creating regulations for vacation (short-term) rentals.

PASSED AND ADOPTED on this ____ day of November, 2020 upon the motion of Commissioner_____, seconded by Commissioner_____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By _____
John M. Dugan, FAICP
Planning Commission Secretary

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