



Legislation Details (With Board Report)

File #: PC 16-024 **Name:** REF100042 - SHORT-TERM RENTALS
Type: Planning Item **Status:** Agenda Ready
File created: 7/5/2016 **In control:** County of Monterey Planning Commission
On agenda: 7/13/2016 **Final action:**
Title: REF100042 - INLAND/REF130043 - COASTAL SHORT-TERM RENTAL ORDINANCES
a. Conduct a public workshop to receive information on developing regulations for short-term rental (STR) for overnight accommodations in residential areas; and
b. Provide direction to staff regarding the primary issue "if/where STRs should be allowed" in order to help staff frame discussion for a second workshop.
(Countywide, coastal and non-coastal)
Proposed CEQA Action: To be determined based on regulations developed.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Short Term Rental Ordinance Discussion, 3. Hearing Submittal

Date	Ver.	Action By	Action	Result
7/13/2016	1	County of Monterey Planning Commission		

REF100042 - INLAND/REF130043 - COASTAL SHORT-TERM RENTAL ORDINANCES

- Conduct a public workshop to receive information on developing regulations for short-term rental (STR) for overnight accommodations in residential areas; and
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(Countywide, coastal and non-coastal)

Proposed CEQA Action: To be determined based on regulations developed.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Conduct a public workshop to receive information on developing regulations for short-term rental (STR) for overnight accommodations in residential areas; and
- Provide direction to staff regarding the primary issue "if/where STRs should be allowed" in order to help staff frame discussion for a second workshop.

SUMMARY:

Monterey County is an international visitor destination where online host platforms such as AirBnB, VRBO and others have proliferated rental of private properties for short periods of time (not more than 30 days). These short term rentals (STRs) have created a number of issues not specifically addressed through current land use regulations.

Staff has participated in numerous community and stakeholder meetings to gain a full understanding of the issues. Public sentiment ranges from allowing STRs everywhere with a minimal permit process, to prohibiting STRs altogether in the County, and various combinations in between. The policy challenge is to ensure Monterey County's regulations address potential problems related to STRs (transient occupancy of not more than 30 consecutive days) and strike the right balance between community sentiment both in support of and against STRs.

This workshop is designed to focus discussion on the overarching issue regarding if/where STRs should be allowed in Monterey County. Staff has identified four broad options to address this primary issue:

1. Make no changes to current STR regulations;
2. Allow STRs in all areas of the County;
3. Allow STRs only in certain areas of the County (otherwise prohibited); or
4. Prohibit STRs in all areas of the County.

Staff requests Planning Commission policy direction on this issue.

Direction from this workshop will establish the basis for a more detailed discussion at a second public workshop to analyze options for developing STR regulations. After the second public workshop, staff will develop draft STR ordinances for the Planning Commission to consider. Once draft ordinances are developed, staff will prepare an initial study to evaluate the environmental effects of the proposed regulations and move forward through the public hearing process accordingly.

STR and events are separate issues. Ordinances for events will be developed after staff has completed draft ordinances for STR.

DISCUSSION:

See Exhibit A for a detailed discussion.

OTHER AGENCY INVOLVEMENT:

The following agencies and departments have been involved in the preparation of this report: Resource Management Agency; RMA- Code Compliance; County Counsel; County Treasurer-Tax Collector

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

Attachments:

Exhibit A - Short Term Rental Ordinance Discussion

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; Planning File REF100042 - Inland/REF130043 - Coastal