



Legislation Details (With Board Report)

File #: PC 16-069 **Name:** REF100042/REF130043 - STR Ordinances
Type: Planning Item **Status:** Agenda Ready
File created: 11/1/2016 **In control:** Monterey County Planning Commission
On agenda: 11/9/2016 **Final action:**
Title: REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES
a. Conduct a public workshop to receive information on STR characteristics and thresholds; and
b. Provide direction to staff regarding developing draft regulations for short-term rental (STR) for overnight accommodations in residential areas.
(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 Discussion, 3. Attachment 1 to Exhibit A - STR Definitions, 4. Attachment 2 to Exhibit A - Housing Discussion, 5. Attachment 3 to Exhibit A - CCC Lower Cost Accommodations, 6. Attachment 4 to Exhibit A- STR EHB Requirements, 7. Hearing Submittal

Date	Ver.	Action By	Action	Result
11/9/2016	1	Monterey County Planning Commission		

REF100042/REF130043 SHORT-TERM RENTAL ORDINANCES

- Conduct a public workshop to receive information on STR characteristics and thresholds; and
- Provide direction to staff regarding developing draft regulations for short-term rental (STR) for overnight accommodations in residential areas.

(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
- Receive information on STR characteristics and thresholds; and
- Provide direction to staff regarding developing draft regulations for short-term rental (STR) for overnight accommodations in residential areas.

SUMMARY

On July 13, 2016 the County held a public workshop to discuss regulating STRs in Monterey County. During the July 13th workshop staff solicited direction from the Planning Commission regarding the primary issue of *if/where STR should be allowed*. At the July workshop staff was directed to proceed with developing an ordinance, using the existing Inland ordinance (Title 21 - Section 21.64.280: Transient Use of Residential Property for Remuneration) as a starting point. Direction was also given to develop clear definition of STRs and update county codes to reflect these definitions.

Many issues were raised regarding STRs during the July workshop that will need to be addressed as we develop regulations to permit STRs. To advance the development of the draft ordinances, staff finds that we must

identify what STR characteristics result in a use crossing-over from a residential use to one that is no longer residential. Staff seeks to identify the thresholds for use that cross the line from being residential, and determine how to address these thresholds in the regulations.

Staff requests Planning Commission policy direction on this issue.

Direction from this workshop will establish the framework for staff to 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 include: Resource Management Agency; County Counsel; Environmental Health Bureau; Monterey Regional Fire.

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

The following attachments are on file with the RMA:

Exhibit A - Short Term Rental Ordinance Discussion

- Attachment 1 - STR Definitions
- Attachment 2 - Housing Discussion
- Attachment 3 - CCC Lower Cost Accommodations
- Attachment 4 - STR EHB Requirements

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