



County of Sonoma
State of California

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ATTEST: NOV 05 2014

VERONICA A. FERGUSON, Clerk/Secretary
BY *Woodson*
DEPUTY CLERK/ASST SECRETARY

Date: November 4, 2014

Item Number: 6
Resolution Number: 14-0459

ORD14-0011 Jane Riley

4/5 Vote Required

**Resolution Of Intention Of The Board Of Supervisors Of The County Of Sonoma,
State Of California, Directing Staff To Initiate the Process to Review and Revise
The Vacation Rental Ordinance (Section 26-88-120 Of the Sonoma County
Code)**

WHEREAS, the public necessity and convenience and the general welfare of residents residing in the County require that special use standards and permit requirements be established for vacation rentals; and

WHEREAS, the Board of Supervisors desires to initiate review of the current effectiveness of the vacation rental ordinance to determine if revisions to the zoning code are needed.

NOW, BE IT RESOLVED that pursuant to Section 26-96-010 of the Sonoma County Code, the Board of Supervisors hereby adopts this Resolution of intention directing staff to prepare amendments to the Section 26-88-120 of the Sonoma County Zoning Regulations (Vacation Rental Ordinance) to address the following:

- Conduct a robust public outreach and community engagement program to review the effectiveness of the ordinance and the policy options;
- Ensure neighbors are properly notified of vacation rentals and the responsible property manager's contact information;
- Ensure that vacation rentals are properly registered, posted on advertisements and that appropriate taxes are being paid;
- Coordinate efforts with the cities and the website operators;
- Address time and distance maximums for property managers and contact persons to better ensure timely responses to complaints;
- Address compatibility issues related to noise, parking, and overconcentration;
- Address potential trespass and security issues;
- Address potential health and safety issues;

- Address issues related to the allowances for special events at vacation rentals in some zones;
- Address the potential for loss of permanent rental housing stock;
- Consider including a pipeline provision exempting vacation rental leases and agreements executed prior to the adoption of this Resolution of Intention to the extent those existing leases or agreements conflict with new regulations.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Aye Zane: Aye McGuire: Aye Carrillo: Aye Rabbitt: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

So Ordered.