Vacation Rentals Workshop

Board of Supervisors

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July 20, 2021
Background

- Defined as 30 days or less
- 1864 permits
  - Additional 483 unpermitted rentals
  - Additional 581 rentals in the Coastal Zone
- Coordination with County Auditor-Controller-Treasurer-Tax Collector (ACTTC)
  - Unpermitted rentals
- Housing Study (2015)
Existing Policies

**Vacation Rental Ordinance**
- Zoning (or use permit)
- Enforcement by Performance Standards
- No permits in Coastal Zone
- Exclusion Overlay Zones (X-Zones)

**Temporary Measures**
- Fire perimeter areas zones (4)
- Temporary cap in District 1 and District 5
## Fire Perimeter Areas

<table>
<thead>
<tr>
<th>Fire Perimeter Areas</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017 Sonoma Complex Fire</td>
<td>December 31, 2021</td>
</tr>
<tr>
<td>2019 Kincade Fire</td>
<td>December 31, 2021</td>
</tr>
<tr>
<td>2020 LNU Lightning Complex Fire</td>
<td>December 31, 2022</td>
</tr>
<tr>
<td>2020 Glass Incident</td>
<td>December 31, 2022</td>
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</tbody>
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Urgency Ordinance (12/2020)

- Limits rentals in the Theodor Lane area of Sonoma Valley to 13 permits
- Limits rentals in the Lower Russian River to 299 permits
- Expires August 06, 2022
Next steps

**Ordinance update schedule**

- Workshop on 7/20/21
- Community outreach
- Return to BOS on 10/19/21 (and possible future date)

**Dates to consider**

- Temporary 2017 and 2019 wildfire disaster recovery expires on 12/31/21
- Temporary caps by urgency ordinance expires 08/06/22
Policy Discussion

Program Administration

- Zoning permit vs business license
- Improvement to Performance Standards

Regulation

- Limiting vacation rentals / concentration
- Coastal Zone
- Maintain the existing Exclusion Overlay Zones (X-Zone)
- Continue to limit in Fire Exclusionary Zones by moratorium
Recap from Board Discussion