

City of Santa Rosa



Legislation Details

File #:	22-0558	Version:	1	Name:	Short-Term Rental Zoning Text Amendments Urgency Ordinance And Fee Adoption Resolution
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	7/12/2022	In control:		In control:	City Council
On agenda:	8/9/2022	Final action:		Final action:	
Title:	PUBLIC HEARING - SHORT-TERM RENTAL ZONING CODE TEXT AMENDMENTS URGENCY ORDINANCE AND FEE ADOPTION RESOLUTION				

BACKGROUND: On October 13, 2021, the City Council adopted Ordinance No. ORD 2021-011 adding Chapter 20-48, Short-Term Rentals to the Zoning Code to establish a regulatory framework for short-term rentals (STRs) to reduce safety risks during wildfire events, preserve housing stock and the residential characteristics of neighborhoods, and prevent STR activities from becoming a nuisance to, or threatening the public health, welfare, or safety of neighboring residents.

Despite having regulations in place, certain STR activities continue to generate police and code enforcement complaints related to noise, occupancy, and large events. The proposed Short-Term Rentals Urgency Ordinance (Urgency Ordinance) will set a maximum number of 215 non-hosted Short-Term Rental Permits to be issued citywide and clarify that enforcement penalties apply to permit holders and operators in good standing. The proposed Resolution will establish a Short-Term Rental Permit (STR Permit) annual renewal fee.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council: 1) adopt an urgency ordinance to amend Title 20 of the Zoning Code, Chapter 20-48, Short-Term Rentals, to set a maximum number of 215 non-hosted Short-Term Rental Permits to be issued citywide and to clarify that enforcement penalties apply to permit holders and operators in good standing; and 2) by resolution, assign existing service fees to short-term rental permit renewal applications and authorize the Director of Planning and Economic Development to approve future fee adoptions and changes to the Short-Term Rental Permitting Process.

Sponsors:	Planning and Economic Development
Indexes:	Exempt Project, Not a Project
Code sections:	15061(b)(3) - General Rule Exemption, 15378 - Not a Project
Attachments:	1. Staff Report, 2. Attachment 1 - Proposed Amendments, 3. Attachment 2 - City of Santa Rosa Fee Schedule dated July 1, 2022, 4. Attachment 3 - Ordinance No. ORD-2021-011, 5. Attachment 4 - Public Correspondence, 6. Urgency Ordinance, 7. FINAL - Urgency Ordinance 8.10.2022.pdf, 8. Resolution, 9. Presentation, 10. FAQs (uploaded 8.9.2022), 11. Late Correspondence (uploaded 8.9.2022), 12. Late Correspondence (Uploaded 08-12-2022)

Date	Ver.	Action By	Action	Result
8/9/2022	1	City Council	to waive reading of the text and adopt	Pass
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