

City of Santa Rosa



Legislation Details

File #: 23-0495 **Version:** 1 **Name:** Short Term Rentals Ordinance Second Reading Pt. 2
Type: CC- Consent - Ordinance **Status:** Agenda Ready
File created: 6/13/2023 **In control:** City Council
On agenda: 7/25/2023 **Final action:** 7/25/2023

Title: ORDINANCE ADOPTION - SECOND READING (PART 2 OF 2) - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING ZONING CODE TEXT AMENDMENTS TO TITLE 20 OF THE SANTA ROSA CITY CODE, CHAPTER 20-48, SHORT-TERM RENTALS, TO REVISE AND ADD NEW DEFINITIONS AND POLICIES, AND TO INCORPORATE TECHNICAL CHANGES TO IMPROVE FUNCTIONALITY AND AID IN IMPLEMENTATION AND ENFORCEMENT; FILE NUMBER REZ23-001

RECOMMENDATION: This ordinance, introduced at the June 6, 2023, Regular Meeting by a 6-1-0 vote (Fleming no), amends Title 20 of the Santa Rosa City Code, Chapter 20-48, Short-Term Rentals, to revise and add new definitions and policies, and to incorporate technical changes to improve functionality and aid in implementation and enforcement.

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council hold a second reading and adopt an ordinance amending the text of Title 20 of the Santa Rosa City Code, Chapter 20-48, Short-Term Rentals (STRs), to revise the Ordinance to: (a) provide a permanent 30-day grace period for submitting renewal applications, (b) clarify that allowed outdoor burning at non-hosted STRs only includes natural gas and propane appliances, (c) clarify that outdoor burning regulations do not apply to hosted STRs, (d) provide for transfer of STRs to family members under certain circumstances, (e) allow Owners with multiple STR Permits to retain those permits, (f) require hosted STR Permit applicants to file an affidavit that they will live on site, (g) provide a tiered violation penalty schedule, (h) require a fine for first violations of TOT/BIA and operating without a Permit, (i) clarify that after a third violation a Permit is revoked permanently, (j) provide that the cap on non-hosted STR Permits will be reduced through natural attrition, prohibit new non-hosted STR Permit applications, and provide for reconsideration by Council in two years, and (k) require the City to send renewal reminder notifications to Permit holders.

Sponsors: Planning and Economic Development

Indexes: Exempt Project

Code sections: 15061(b)(3) - General Rule Exemption, 15378 - Not a Project

Attachments: 1. Staff Report, 2. Attachment 1 - Public Correspondence, 3. Ordinance, 4. Late Correspondence (Uploaded 07-25-2023), 5. Late Correspondence (Uploaded 07-26-2023), 6. Ordinance - Redlined (Uploaded 07-28-2023), 7. Ordinance (Uploaded 07-28-2023), 8. Ordinance - Final redlined (8/2/2023), 9. Ordinance - Final (uploaded 8/2/2023)

Date	Ver.	Action By	Action	Result
7/25/2023	1	City Council	directed staff to	Pass
7/25/2023	1	City Council	directed staff to	Pass
7/25/2023	1	City Council	directed staff to	Pass
7/25/2023	1	City Council	directed staff to	Pass
7/25/2023	1	City Council	to waive reading of the text and adopt as amended	Pass