

City of Santa Rosa



Legislation Details

File #:	23-0101	Version:	1	Name:	Short Term Rentals Ordinance Amendments
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	1/11/2023	In control:		In control:	City Council
On agenda:	6/6/2023	Final action:		Final action:	
Title:	PUBLIC HEARING - SHORT-TERM RENTALS ORDINANCE AMENDMENTS				

BACKGROUND: The City's Short-Term Rentals (STR) Ordinance was adopted by the City Council on October 13, 2021. On August 9, 2022, the Council adopted minor amendments to the Ordinance limiting the number of non-hosted STRs within the City and providing code enforcement regulations. City staff and the public who have utilized, implemented, or enforced the Ordinance since its adoption have identified sections that would benefit from technical changes to assist in implementation and enforcement. The proposed Zoning Code text amendments include these technical changes, as well as the addition of new and revised definitions and policies that have been informed by prior City Council discussion, public engagement, and Planning Commission direction. New policies include: adding unit type restrictions, establishing a maximum number of STR Permits allowed per owner, prohibiting outdoor burning, adding outdoor lighting standards, trash and recycling facilities restrictions, and water conservation signage requirements. Revisions are also proposed for accessory dwelling unit (ADU) and code enforcement policies. On April 27, 2023, the Planning Commission held a public hearing to consider the proposed STR Ordinance amendments and voted 4-2 (with one Commissioner absent) to recommend City Council adoption of the proposed amendments with the addition of a prohibition on outdoor burning at STRs.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance amending the text of 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 including reorganization and clarifying language to improve functionality and aid in implementation and enforcement.

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 - City Council Ordinance No. ORD-2021-011, 3. Attachment 2 - October 12, 2021 City Council Staff Report, 4. Attachment 3 - City Council Ordinance No. ORD-2022-008, 5. Attachment 4 - City Council Resolution No. RES-2022-177, 6. Attachment 5 - August 9, 2022 City Council Staff Report, 7. Attachment 6 - Proposed Zoning Code Text Amendments - Redline, 8. Attachment 7 - August 2021 STR Survey Results Report, 9. Attachment 8 - September 23 to December 19, 2022 STR Survey Results Report, 10. Attachment 9 - Draft Minutes of 4-27-23 Planning Commission Meeting, 11. Attachment 10 - Planning Commission Resolution No. PC-2023-013, 12. Attachment 11 - Public Correspondence, 13. Ordinance, 14. Presentation, 15. Public Hearing Notice, 16. Late Correspondence (Uploaded 06-06-2023), 17. Late Correspondence (Uploaded 06-07-2023)

Date	Ver.	Action By	Action	Result
6/6/2023	1	City Council	to waive reading of the text and introduce as amended	Pass