

City of Santa Rosa



Legislation Details

File #:	21-0069	Version:	1	Name:	Urgency Ordinance - Short-Term Rentals
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	12/29/2020	In control:		In control:	City Council
On agenda:	10/12/2021	Final action:		Final action:	10/12/2021
Title:	PUBLIC HEARING - SHORT-TERM RENTALS URGENCY ORDINANCE				

BACKGROUND: The City does not currently have formally adopted regulations addressing the rental of residential properties for a period of less than 30 calendar days (short-term rentals) as a land use separate and distinct from a residential land use. Unregulated short-term rentals have the potential to pose public safety hazards by impacting the ability of neighborhoods to safely evacuate during emergency events due to excessive parking on narrow streets. There is also a decreased ability to communicate with transient renters who may not be familiar with local warning and alert systems. Unregulated short-term rental activities have also led to increased frequency of complaints related to noise, occupancy, and large events requesting Police, Code Enforcement, and Planning staff response despite a lack of resources or a regulatory framework for enforcement.

The purpose of this ordinance is to provide a regulatory framework for short-term rentals in order to preserve the public peace, welfare, health, and safety by providing operating standards to address community compatibility, public safety threats due to wildfires and other potential emergencies requiring evacuation, limited housing stock, and the COVID-19 pandemic. The Santa Rosa City Charter authorizes the City Council to adopt an urgency ordinance if necessary to preserve the public peace, health, or safety if the ordinance contains the reasons for its urgency. An urgency ordinance requires a 5/7 Council vote and is effective immediately after adoption.

RECOMMENDATION: The Planning and Economic Development recommends that the Council adopt an urgency ordinance to amend Title 20 of the City Zoning Code to add Chapter 20-48, Short-Term Rentals, to regulate short-term rentals, defined generally as the rental of residential property for a period of less than 30 calendar days.

Sponsors: Planning and Economic Development

Indexes: Not a Project

Code sections: 15378 - Not a Project

Attachments: 1. Staff Report, 2. Attachment 1 - STR Survey Report, 3. Attachment 2 - Public Correspondence to Council, 4. Attachment 3 - Public Correspondence to City Staff.pdf, 5. Ordinance, 6. Ordinance - FINAL, 7. Presentation, 8. Public Hearing Notice, 9. REVISED Presentation (Uploaded 10-12-2021), 10. Late Correspondence (Uploaded 10-12-2021), 11. Late Correspondence (Uploaded 10-15-2021)

Date	Ver.	Action By	Action	Result
10/12/2021	1	City Council	to waive reading of the text and adopt as amended	Pass