



Mendocino County

Legislation Details (With Text)

File #: 17-0346 **Version:** 1 **Name:**
Type: Approval **Status:** Agenda Ready
File created: 5/3/2017 **In control:** General Government Committee
On agenda: 5/8/2017 **Final action:**
Title: Discussion and Possible Direction Regarding Policies to Encourage Accessory Dwelling Units and Regulate Short Term Rentals (Referred from the April 4, 2017 Board of Supervisors Meeting)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 5-8-17 Memo to BOS_Second Units, 2. CCC guidance memo re ADUs April 2017, 3. Short_Term_Vacation_Rental_to_Coastal_Planning_&_Devt_Directors_120616(1), 4. Sample_of_Commission_Actions_on_Short_Term_Rentals, 5. Correspondence

Date	Ver.	Action By	Action	Result
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To: Board of Supervisors General Government Committee

From: Supervisor Gjerde

Meeting Date: May 8, 2017

Department Contact: Supervisor Gjerde **Phone:** 463-4441

CEO Resource/ Contact: Alan Flora **Phone:** 463-4441

Time Allocated for Item: 45 min

Agenda Title:

Discussion and Possible Direction Regarding Policies to Encourage Accessory Dwelling Units and Regulate Short Term Rentals (Referred from the April 4, 2017 Board of Supervisors Meeting)

Recommendation:

Provide direction to staff regarding strategies to encourage accessory dwelling units, implementing new state law and recent Coastal Commission guidance, and provide direction to staff on strategies to regulate short term rentals.

Previous Board/Board Committee Actions:

On April 4, 2017 the Board of Supervisors referred this topic to the General Government Committee.

Summary of Referral:

In 2016 a new State law was enacted that is intended to provide incentives for property owners to construct accessory dwelling units as a form of housing. Since that time, California Coastal Commission has provided written guidance, see supporting document, describing how the Commission will allow local governments to approve accessory dwelling units in the Coastal Zone, sometimes without the need to require a Coastal

Development Permit. The Commission has also provided guidance, attached, describing how it will approve regulation of short term rentals, in order to maintain housing that is affordable to year round residents living and working in the Coastal Zone.

Supplemental Information Available Online at: N/A

Fiscal Impact:

Source of Funding: N/A

Budgeted in Current F/Y: N/A

Current F/Y Cost: N/A

Annual Recurring Cost: N/A

Supervisorial District: All

CEO Liaison: Alan D. Flora, Assistant CEO

CEO Review: Yes

Comments: