



# Mendocino County

## Legislation Details (With Text)

**File #:** 21-1284      **Version:** 1      **Name:**  
**Type:** Approval      **Status:** Agenda Ready  
**File created:** 11/5/2021      **In control:** Board of Supervisors  
**On agenda:** 11/16/2021      **Final action:**  
**Title:** Discussion and Possible Action Including Formation of an Ad Hoc Committee that Would Explore Creation of a Balanced Short-Term Rental Policy for Business Licensees and Others, Consisting of Supervisor Williams and another Supervisor  
(Sponsor: Supervisor Williams)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 11-16-21 Borst Correspondence, 2. 11-16-21 Weibel Correspondence, 3. 11-15-21 Caron and Tuke Correspondence, 4. 11-15-21 LaRocco Correspondence, 5. 11-16-21 Kay Correspondence, 6. 11-16-21 Pierson-Pugh Correspondence, 7. 11-16-21 Senter Correspondence, 8. 11-16-21 Dawood Correspondence, 9. 11-16-21 Marianchild Correspondence, 10. 11-16-21 Mawlaoui Correspondence

| Date       | Ver. | Action By            | Action | Result |
|------------|------|----------------------|--------|--------|
| 11/16/2021 | 1    | Board of Supervisors |        |        |

**To: Board of Supervisors**

**From: Supervisor Williams**

**Meeting Date:** November 16, 2021

**Department Contact:** Supervisor Williams

**Phone:** 4441

**Item Type:** Regular Agenda

**Time Allocated for Item:** 20 Min

**Agenda Title:**

Discussion and Possible Action Including Formation of an Ad Hoc Committee that Would Explore Creation of a Balanced Short-Term Rental Policy for Business Licensees and Others, Consisting of Supervisor Williams and another Supervisor  
(Sponsor: Supervisor Williams)

**Recommended Action/Motion:**

Approve formation of an Ad Hoc Committee that would explore creation of a balanced short-term rental policy for business licensees and others, consisting of Supervisor Williams and another Supervisor.

**Previous Board/Board Committee Actions:**

On April 10, 2018, the Board considered Preparation of an Ordinance Amending the Mendocino County Inland Zoning Code (Title 20, Division I), Chapter 20.146 (Accessory Use Regulations) and addition of Chapter 20.147 (Short-Term Vacation Rental Activities). The consensus of the Board was found and a directive was issued to staff to incorporate policies regarding Inclusionary Housing Accessory Dwelling Units and Short-Term Rentals

as described by Supervisor Gjerde's May 16, 2017 memo and previous direction to staff as stated on May 16, 2017, minutes of the Board of Supervisors meeting. Additionally, the Board decided Zoning Clearance should be required unless occupancy is greater than 120 days, otherwise minor use permit would apply.

**Summary of Request:**

Short-term rentals can provide revenue for underutilized space which will otherwise not be available for the long-term rental market and the government should not intrude. However, the purchase of residential housing stock by out-of-area companies for the sole purpose of profit poses a risk to our communities. It is time to re-evaluate policy with the aim of balancing rights and protecting community.

**Alternative Action/Motion:**

Do not appoint the ad hoc committee and give further direction as deemed appropriate.

**Does This Item Support the General Plan? Yes**

**Supervisorial District:** All

**vote requirement:** Majority

**Supplemental Information Available Online At:** N/A

**Fiscal Details:**

**source of funding:** N/A

**current f/y cost:** N/A

**annual recurring cost:** N/A

**budget clarification:** N/A

**budgeted in current f/y:** N/A

**if no, please describe:**

**revenue agreement:** N/A

**Agreement/Resolution/Ordinance Approved by County Counsel:** N/A

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**CEO Liaison:** Executive Office

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

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Executed By: Atlas Pearson, Deputy Clerk II

Final Status:Approved

Date: November 16, 2021

