



Mendocino County

Legislation Details (With Text)

File #: 18-1504 **Version:** 1 **Name:**
Type: Presentations **Status:** No Action Taken
File created: 3/28/2018 **In control:** Planning and Building Services
On agenda: 4/10/2018 **Final action:** 4/10/2018
Title: Discussion and Possible Action Regarding 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)
(Sponsors: Planning and Building Services and Supervisors Croskey and Gjerde; Housing Ad Hoc Committee)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Memorandum, 2. CHAPTER 20.165 - ACCESSORY USE (SHORT-TERM VACATION RENTAL)-NEW, 3. CHAPTER 20.164 ACCESSORY USE REGULATIONS DRAFT, 4. 2016-12-12-ADU-TA-Memo, 5. CHAPTER 20.008- DEFINITIONS-DRAFT

Date	Ver.	Action By	Action	Result
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To: Board of Supervisors

From: Planning and Building Services and Housing Ad Hoc Committee

Meeting Date: April 10, 2018

Department Contact: Ignacio Gonzalez

Phone: 234-6650

Department Contact: Jesse Davis

Phone: 234-6650

Item Type: Regular Agenda

Time Allocated for Item: 45 Mins.

Agenda Title:

Discussion and Possible Action Regarding 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)
(Sponsors: Planning and Building Services and Supervisors Croskey and Gjerde; Housing Ad Hoc Committee)

Recommended Action/Motion:

Provide direction regarding 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).

Previous Board/Board Committee Actions:

On August 1, 2017, the Mendocino County Board of Supervisors passed and adopted Ordinance No. 4391, approving interim restrictions on the establishment of new short-term/vacation home rentals on residential property, pending the study and consideration of land use and existing regulations pertaining to such activity.

This urgency ordinance was passed in response to concerns that a substantial and increasing share of the County's housing stock was being utilized for the purpose of short-term/vacation home rentals, thereby reducing the share of units available for long-term lease by permanent residents or job-seekers. Ordinance No. 4391, however, expired 45 days later because it was unable to sustain the votes necessary for a required extension. On September, 12, 2017, the Board of Supervisors further directed the Department of Planning and Building to develop a draft policy update for review and discussion by the Planning Commission and Board of Supervisors. Staff has conducted research regarding these issues, and now seeks formal direction from the Board of Supervisors to present an Ordinance Amendment to the Planning Commission for review.

Summary of Request:

Provide input and formal direction to Planning and Building staff on the preparation of an Ordinance Amending the Mendocino County Inland Zoning Code (Title 20, Division I), Chapter 20.146 (Accessory Use Regulations) and adding Chapter 20.147 (Short-Term Vacation Rental Activities).

Alternative Action/Motion:

To provide input and formal direction to Planning and Building.

Supplemental Information Available Online at: N/A

Fiscal Impact:

Source of Funding: N/A

Current F/Y Cost: N/A

Budgeted in Current F/Y: N/A

Annual Recurring Cost: N/A

Supervisory District: All

Vote Requirement: Majority

Agreement/Resolution/Ordinance Approved by County Counsel: Yes

CEO Liaison: Steve Dunncliff, Deputy CEO

CEO Review: Yes

CEO Comments:



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Executed By: Willetta Callaghan

Final Status: **No Action Taken**

Date: April 12, 2018

Executed Item No.: N/A

Note to Department:

Executed Documents Returned to

Department: N/A Originals _____ Copies

_____ Hand Delivered _____ Interoffice

Mail _____ Executed Agreement Sent to

Auditor? N