



Mendocino County

Legislation Text

File #: 21-1284, Version: 1

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

CEO Liaison: Executive Office

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Deputy Clerk II

Date: November 16, 2021

Final Status:Approved

