



Legislation Details (With Text)

File #: 18-1782 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 11/5/2018 **In control:** Board of Supervisors

On agenda: 11/20/2018 **Final action:** 11/20/2018

Title: Chief Administrative Office and Planning and Building Department recommending the Board adopt and authorize the Chair to sign Resolution of Intention 240-2018 to amend the Zoning Ordinance for the purpose of streamlining Vacation Home Rental permitting.

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: , ,

Date	Ver.	Action By	Action	Result
11/20/2018	1	Board of Supervisors	Approved	Pass

Chief Administrative Office and Planning and Building Department recommending the Board adopt and authorize the Chair to sign Resolution of Intention **240-2018** to amend the Zoning Ordinance for the purpose of streamlining Vacation Home Rental permitting.

FUNDING: N/A

DISCUSSION / BACKGROUND

On June 5, 2018, the Board of Supervisors approved changes to Chapter 5.56 of the County Code of Ordinances, Vacation Home Rentals. One of the changes revised responsibility for permitting, inspection, compliance, and enforcement functions. Compliance activities became the responsibility of Code Enforcement beginning in July. However, the Treasurer-Tax Collector has continued to handle permitting and business licensing. Subsequent changes to requirements and regulations for VHRs were approved at Board meetings in August and September. Since that time, Treasurer-Tax Collector’s Office, Planning and Building Department, and Chief Administrative Office staff have been working diligently to implement changes to VHR regulations and the transfer of permitting/licensing to Planning and Building.

County ordinance requires a VHR owner to obtain a VHR Permit issued by the Treasurer/Tax Collector in addition to an Administrative Permit, currently required by the Zoning Ordinance and issued by Planning and Building. Minor changes to the Zoning Ordinance will allow these functions to be combined, eliminating the need for both processes.

The first step in amending the Zoning Ordinance is the adoption of a Resolution of Intention, as required by Section 130.63.020 (Ordinance Amendments and Zone Change Applications) of the Zoning Ordinance.

Following adoption of the Resolution of Intention, Planning will complete public review drafts of the proposed amendments and proceed with preparation of all necessary documentation and will

schedule public hearings with the Planning Commission to receive public comment, review applicable environmental documents, and forward recommendations to the Board for consideration at the final adoption hearing(s).

ALTERNATIVES

The Board may decide to not approve the Resolution of Intent and the Amendments to the Zoning Ordinance would not be pursued. However, this may affect the ability for staff to implement the recent changes to the Vacation Home Rental ordinance.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Treasurer-Tax Collector's Office, County Counsel

CAO RECOMMENDATION

It is recommended that the Board approve this item so the zoning amendment process can begin.

FINANCIAL IMPACT

There is no anticipated fiscal impact associated with the amendments to the Zoning Ordinance.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

Don Ashton, Chief Administrative Officer

Tiffany Schmid, Director
Planning and Building Department