

Sonoma STR [Ordinance](#) Unincorporated Areas

March 17, 2022

1PM PDT

Planning Commission

Policy Positions

[Meeting Details](#)

County Policy	Recommendation	Our Policy Position
Staff Report and Attachments		
10% or less Cap: A provision will be added to the Vacation Rental Exclusion Combining District allowing establishment of areas where Vacation Rentals will be capped to no more than 10% of the existing single family units within the cap area. Permit Sonoma staff will return at a future date with recommendations for specific areas and changes to the exclusion area	Oppose	A cap on short-term rentals, is a cap on local jobs and businesses in the surrounding area. Service jobs in restaurants, wineries, pubs, outdoor tourist attractions, waiters, bartenders, busboys, house cleaners, gardeners, pool maintenance, etc. in historically tourist areas will be severely affected if a 10% or less cap is enacted.

boundaries.

Limiting Vacation Rentals by establishing a cap based on percentage of housing within a specific area is the recommended policy for controlling Vacation Rental concentration. A cap maintains a balance between full time residents while allowing a reasonable number of vacation rentals to be interspersed throughout an area. Permit Sonoma staff recommends using a 10% limit for cap area, which means that within a defined area one vacation rental is allowed for every 10 homes in the same area.

Vacationing in Sonoma County has become possible only for the wealthy. Short-term rentals provide a way for families and others to visit the River wineries, and the coast in a more cost-effective way. A reduction in short-term rental supply, raises prices for all lodging in the county.

The impact of this policy is significant both for the local economy and homeowners who rent their homes. This impact must be studied and understood before enacting the policy.

Separately, the 10% figure is arbitrary and not based on any data or study as to what is appropriate and a fair balance between achieving the goals and impact on the community & homeowners. Different caps may be appropriate in different areas.

		The VR cap should not be lower than the historical VR availability norm for a neighborhood. Significantly reducing below historical norms in areas with a history of vacation rentals would not align with the stated goal of the policy to preserve the character of the neighborhood in question.
No Use Permit: Eliminate provision for allowing large Vacation Rentals to exceed zoning standards with a Use Permit.	No Position	
Off-street parking areas shall conform to standards of Sonoma County Code Section 26-82-030(q) Where on-site parking is limited or unavailable, one on-street parking space may be substituted for the required off street parking. <u>Vacation Rentals with no on-site parking are limited to four persons.</u>	Oppose	Recommend: Allow the VR host to make arrangements with a neighbor to use one of their parking spaces. Perhaps they could even make a financial agreement benefiting both the host and neighbor. Sounds like a win-win for everyone involved.
Parking: Vacation Rentals may not	Approve	

<p>block or obstruct parking on public streets, and signs may not be posted that “reserve” on-street parking for Vacation Rental guests or in any way indicate that parking on a public right of way is reserved for private use.</p>		
<p>Road Width: Vacation Rentals using on-street parking must demonstrate that adequate space is available on the public road for vehicles to be parked at least six feet from the road centerline, and provide a space that is twenty-four feet long by eight feet wide, consistent with Section 26-82-030(q).</p>	<p>Approve</p>	
<p>Where the roadway is less than twenty feet wide, evidence of adequate on-street parking area, in the form of photographs and/or drawings, shall be provided as part of the license application.</p>	<p>Approve</p>	
<p>Inadequate road width/NO on-site or Off-site parking: Vacation</p>	<p>Oppose</p>	<p>Recommend: Allow the VR host to make arrangements with a neighbor</p>

<p>Rentals are not permitted where no on-site parking exists and on-street parking is prohibited, or road width is inadequate to allow vehicles to park at least six feet from the road centerline.</p>		<p>to use one of their parking spaces. Perhaps they could even make a financial agreement benefiting both the host and neighbor. Sounds like a win-win for everyone involved.</p>
<p>Rescind X Zones/Establish EXCLUSION ZONES: Rescind and replace Chapter 26, Article 79 “X Vacation Rental Exclusion Combining District” with a new article that allows creation of a cap on Vacation Rentals as well as establishing exclusion zones.</p> <p>The purpose of this district is to exclude or limit concentration of vacation rentals in the following areas</p> <ul style="list-style-type: none"> (a) Areas where there is inadequate road access or off-street parking; (b) Areas where the prevalence of vacation rentals 	<p>Strongly Oppose</p>	<p>View beige areas in planning commission maps for Districts 1,2,3,4,5 that prohibit VR’s.</p> <p>Recommend</p> <ul style="list-style-type: none"> A. Inadequate road access or off-street parking: Allow the VR host to make arrangements with a neighbor to use one of their parking spaces. Perhaps they could even make a financial agreement benefiting both the host and neighbor. Sounds like a win-win for everyone involved. B. Detrimental to the residential character of neighborhoods. As a community of hosts, our experience informs us that our

<p>is detrimental to the residential character of neighborhoods;</p> <p>(c) Areas where the residential housing stock is to be protected from conversion to visitor-serving uses;</p> <p>(d) Areas where, because of topography, access or vegetation, there is a significant fire hazard.</p> <p>(e) Areas where residential character is to be preserved or preferred; and</p> <p>(f) Other areas where the board of supervisors determines that it is in the public interest to prohibit the establishment and operation of vacation rentals</p>		<p>properties must be visually and structurally maintained to a higher degree, often times than most owner occupied or long-term properties. Also, we clean and invest in our properties on a more regular basis because they must be kept in good working order and include amenities that guests find attractive like upgraded landscaping, kitchens, baths, central heat and air conditioning.</p> <p>Indeed, on the contrary, the presence of vacation rentals in this way could be beneficial to the preservation and character of our housing stock and neighborhoods.</p> <p>C. Protect housing stock: The Eyer Report concluded – “In terms of effects on single-family housing units’ prices, data considered in this report show little to no connection between a rise in single-family housing units offered as short-term rentals and</p>
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		<p>single-family home prices.”</p> <p>D. Fire Hazard: Tourists and VR guests are the FIRST to leave at the sign of fire/floods/hurricanes or any other natural disaster. Their concern is not the contents of the home, their concern is to immediately evacuate their family to safety at the first sign of danger.</p> <p>If the County is requiring vacation rental guests to evacuate during VOLUNTARY orders, why must they then exclude vacation rentals in these areas, since guests will be the first to leave?</p> <p>E. Areas where residential character is to be preserved or preferred: The county must create clear standards for the establishment of a cap or Exclusion Zone. It cannot be initiated by a community request alone. There should be a cost assessed to the requestor, as is</p>
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		<p>now required because of the added staff work necessary to create and manage these caps or zones.</p> <p>F. Where the board of supervisors determines that it is in the public interest to prohibit the establishment and operation of vacation rentals: This is an overreach of public servant power and vague. What is the public interest? Is it the continued generation of revenue from visitors and the jobs they bring, as well as the preservation and maintenance of our housing stock?</p>
<p>Future Planning Commission Date for Cap or Exclusion Zone: Direct staff to analyze and identify specific areas of the County for inclusion in cap or exclusion zones, meet with local communities to <u>refine recommendations, and return at a future date with rezoning recommendations for these areas.</u></p>	<p>More Public Outreach by Planning Commission</p>	<p>The county must create clear standards for the establishment of a cap or Exclusion Zone. It cannot be initiated by a community request alone.</p> <p>There should be a cost assessed to the requestor, as is now required because of the added staff work necessary to create and manage these caps or zones.</p>

From - ATT 9 Exhibit C Vacation Rental License Ordinance		
Sec. 4-202 Definitions.		
<p>L. “Person” includes an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, tribe, or any other group or combination acting as a unit, and the plural as well as the singular</p>	Approve	
<p>B. Term and Renewal.</p> <p>i. A license expires 1 year from the date of issuance and may be renewed annually in accordance with the license renewal process established by the Director.</p> <p>ii. A license or renewal will not be issued if there is an open code violation associated with a vacation rental on the parcel. An open code violation means a notice and order or administrative citation has been</p>	Oppose	<p>Recommend: Licenses should be renewed every two years, as owners often take bookings up to a year in advance.</p> <p>If the County wishes to not renew permits when open code violations exist, then the County must agree to process code abatements in a timely manner. A renewal could be issued conditionally for 3 months, giving time for the VR owner to clear the violation.</p>

<p>issued and the violation has not been abated or the costs and civil penalties have not been paid, or both.</p>		
<p>C. Liability. Nothing in this section, including the issuance of a license, nor compliance with the provisions of this section, relieves a person from responsibility for damage to other persons or property, or imposes liability upon the county, its officers, agents, or employees, for damage to other persons or property.</p>	<p>Approve</p>	
<p>Sec. 4-205 License Standards.</p>		
<p>A vacation rental license must be issued if the applicant shows compliance with the following standards:</p>		

<p>A. Wastewater Treatment Systems. If a vacation rental is on a conditional or non-standard septic system, or a septic system with capacity limited by a voluntary repair, the maximum occupancy is equal to the design load of the septic system. Where no record exists showing size and capacity of the septic system, maximum occupancy is limited to 4 guests, not including children under 3 years old.</p>	<p>Oppose</p>	<p>Recommend: Clarify that the maximum occupancy under this clause uses the same formula as the general occupancy limit. This clause should simply require that the number of bedrooms is at most the design load of the septic system, where documented.</p> <p>Ideally, when this clause imposes a stricter limit than the general occupancy limit, owners should be able to demonstrate that their <i>average</i> occupancy is within the limit imposed by the design load of the septic system.</p>
<p>B. Compliance Generally. A vacation rental must obtain zoning clearance and comply with all applicable laws and regulations.</p>	<p>Approve</p>	
<p>C. Noise: Daytime noise between the hours of 7 a.m. and 10 p.m. shall not exceed the following limits:</p>	<p>Oppose</p>	<p>Recommend:</p> <p>We oppose any decibel limits in the ordinance as onerous, and difficult to</p>

<p>Average noise for 30 minutes in any hour: 50 decibels Average noise for 15 minutes in any hour: 55 decibels Average noise for 5 minutes in any hour: 60 decibels Average noise for 72 seconds in any hour: 65 decibels Night time noise between the hours of 10 p.m. and 7 a.m. shall not exceed the following limits: Average noise for 30 minutes in any hour: 45 decibels Average noise for 15 minutes in any hour: 50 decibels Average noise for 5 minutes in any hour: 55 decibels Average noise for 72 seconds in any hour: 60 decibels</p> <p>Activities that involve amplified sound and/or loud impulsive sounds such as fireworks or drumming are prohibited at any time.</p>		<p>enforce.</p> <p>We are supportive of quiet hours from 10PM to 7AM.</p> <p>It must be specified from where the noise will be measured: noise audible within the property boundary cannot be considered a nuisance to others.</p> <p>Noise levels should only be considered a violation when exceeding ambient environmental noise levels.</p> <p>The prohibition on amplified sound is too broad as it covers listening to music or watching TV within the property. Such activities should be allowed provided they are within the limits. Perhaps the intention was to prohibit outdoor amplified sound per</p>
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		<p>the existing ordinance?</p> <p>There should be an exception to daytime noise limits for necessary repairs carried out whilst the property is rented and to nighttime limits for emergency repairs.</p> <p>If the limits are to apply when the property is not rented (which we believe they should not), there should be an exception for ordinary maintenance and construction.</p>
<p>D. Parking. On-street parking must conform to the Sonoma County Parking Regulations and the California Vehicle Code.</p>	<p>Further Study</p>	
<p>E. One Vacation Rental, One Tenant. There may only be 1 vacation rental per parcel and a vacation rental may only be rented to 1 tenant (group) at a time.</p>	<p>Approve</p>	

<p>F. Pets. A pet, if allowed by licensee, must be secured on the property at all times and cannot be left unattended. Guests must comply with Sonoma County leash law (Section 5-115)</p>	<p>Oppose</p>	<p>This is untenable and an unnecessary regulation. People with pets should be able to leave their pets unattended as long as they are not creating a nuisance.</p>
<p>G. Trash and Recycling Facilities. Recycling and refuse storage bins must not be stored within public view unless in compliance with neighborhood standards. Recycling and trash receptacles must be returned to screened storage areas within 24 hours of trash pick-up.</p>	<p>Oppose</p>	<p>Sometimes it's not always possible to move trash receptacles because guest checkouts and housekeeping visits do not always correlate with trash collection dates.</p> <p>If neighbors have issues with cans on the street, hosts should pay the neighbors to bring them in like some hosts already do without creating additional unnecessary regulations.</p>
<p>H. Outdoor Burning. Outdoor burning, when not prohibited by state or local fire bans, cannot exceed 3 feet in diameter, cannot be located within 25 feet of a structure or combustible material, must be located on a non-combustible surface, must be</p>	<p>Approve</p>	

<p>covered by a fire screen, must be immediately extinguished when no longer in use, and cannot be used after 10 p.m. Outdoor burning, other than gas-fired appliances and gas-fired barbecues, is prohibited during Calfire Declaration of Fire Season or a National Weather Service Red Flag warning</p>		
<p>I. Transient Occupancy Tax. A licensee must maintain a transient occupancy tax certificate and remain current on all required reports and payments.</p>	<p>Oppose</p>	<p>If a permit holder only rents via Airbnb, a TOT certificate should not be required and places additional burden on a host.</p> <p>Airbnb automatically remits tax payments to the county and requires the entry of a vacation rental permit number, so this regulation is onerous and unnecessary for those hosts.</p> <p>Presently, hosts are not required to acquire a TOT certificate as long as they only rent on Airbnb and have a VR permit. We believe this should still be permitted.</p>

<p>J. Emergency Access. If a vacation rental is located behind a locked gate or within a gated community, a gate code or a lockbox with keys ("Knox Box" or similar) must be provided for exclusive use by first responders</p>	<p>Approve</p>	
<p>K. Evacuation During Emergencies. Written evacuation instructions identifying the evacuation zone, evacuation route, and the Calfire Evacuation Checklist must be provided to guests and posted within the vacation rental. Guests must leave the property when a Voluntary Evacuation Order is issued for the evacuation zone. The certified property manager must inform guests when a Voluntary Evacuation Order is issued.</p>	<p>Approve</p>	
<p>L. Contact Information. Licensee and certified property manager must provide the Department a current phone number, email address, and mailing address, and</p>	<p>Approve</p>	

<p>update the contact information as needed. This contact information may be used to address complaints, convey general program information, and serve legal notices related to violations and suspension or revocation. Messages and mail must be checked regularly</p>		
<p>M. License Posting and Inclusion in Rental Agreements.</p> <ol style="list-style-type: none"> 1. A copy of the license, the license standards, and land use permit must be posted inside the vacation rental in a prominent location within 6 feet of the front door. 2. A copy of the license, the license standards, and land use permit must be included in all rental agreements. 	<p>Oppose</p>	<p>If the vacation rental permit number is on the property website or rental portal, there is no need to post it on the property where it can be potentially stolen.</p> <p>There is no way at present to attach a copy of an image or permit in the Airbnb app on a reservation; only text notes are allowed.</p> <p>The coalition supports the recording of the permit number on the property website or the vacation rental portal listing.</p>

<p>N. Advertisements. Advertising, handouts, flyers, internet listings, and any other information provided for a vacation rental must conform to the license, land use permit, and this section and include the following:</p> <ul style="list-style-type: none"> 3. License number; 4. Maximum occupancy, not including children under 3 years old; 5. Maximum number of vehicles allowed on and off site; 6. Notification that quiet hours must be observed between 10:00 p.m. and 7:00a.m.; 7. Notification that no outdoor amplified sound is allowed; and, 8. The transient occupancy tax certificate number for the property. 	<p>Oppose</p>	<p>It is not necessary to obtain a TOT certificate to operate a vacation rental in Sonoma County if a host is only renting via Airbnb.</p> <p>For these hosts, we oppose the inclusion of a TOT certificate.</p> <p>License number, maximum occupancy are already mandatory on any VR portal website.</p> <p>We support the addition of maximum vehicles and quiet hours, notification of amplified sound.</p>
<p>Sec. 4-206 Neighbor Notification.</p>		

<p>Following license approval or renewal, at the licensee’s expense, the County will mail notice of license issuance to each property and property owner within 300 feet of the vacation rental. The notice will include a copy of the license and contact information for the certified property manager.</p>	<p>Oppose</p>	<p>Recommend: This should be part of the license fee, rather than an arbitrary extra fee that can be set at whatever the County prefers.</p>
<p>Sec. 4-207 Certified Property Managers.</p>		
<p>A. Certified Property Manager Required. A vacation rental must be managed by a certified property manager. A certified property manager is an individual who has successfully completed the training course and passed the certification test administered by the County. A licensee can be a certified property manager if the requirements of this section are met. A property management company cannot be a certified property manager, but may employ or work with a certified property manager.</p>	<p>Oppose</p>	<p>Recommend: The requirement for a named individual to be available 24/7/365 is unrealistic and likely incompatible with labor laws. What about vacation and illness?</p> <p><i>Either</i>, it should be possible for a different individual to act on behalf of the property manager, whilst the property manager remains the responsible party, <i>or</i>, multiple individuals may be registered as property manager, perhaps primary and backup. This would improve the</p>

		responsiveness of the system in the inevitable situation that the named property manager is unavoidably unavailable.
B. Contact. A certified property manager must be available to the public and the Department at all times while a vacation rental is occupied. Direct contact information for the certified property manager is required. A call center or third party phone service is not allowed.	Oppose	Recommend: Amend to “... <i>while a vacation rental is occupied by renters</i> ” for clarity. Essential services such as airlines, medical professionals, <u>and even the County for the regulation of vacation rentals</u> , and cites 911 service - rely upon call centers as efficient ways to deploy services to citizens and customers.
C. Location. A certified property manager must reside within 30 road miles of all vacation rentals they manage.	Oppose	Recommend: This seems unnecessary. The primary constraint should be the response time. Within that, it may not be necessary or helpful to further constrain who can work as a property manager. It may not be easy for agencies and owners to recruit property managers anyway.

<p>D. Complaint Response and Resolution. After a certified property manager receives a complaint related to a vacation rental from either the public or the Department, the certified property manager <u>must contact the tenants within 1 hour between 7 a.m. and 10 p.m., and within 30 minutes between 10 p.m. and 7 a.m.</u> The certified property manager is responsible for resolving all complaints related to violation of the license, land use permit, or this section. Each complaint and its resolution must be reported to the Department within 24 hours of the complaint being received. If a certified property manager is unable to resolve a complaint related to a vacation rental, they must immediately report it to the Department.</p>	<p>Neutral</p>	
<p>E. Change in Certified Property Manager. If the certified property manager changes, the licensee</p>	<p>Oppose</p>	<p>Recommend: Ideally, the process to change certified property manager should be online, immediate and fee free.</p>

<p>must submit a supplemental license form. The vacation rental cannot operate until the supplemental license form has been received and accepted by Department.</p>		
<p>Sec. 4-208 Enforcement.</p>		
<p>A. Violations. An activity performed contrary to this section or a license is a violation of the Sonoma County Code and a public nuisance and may be subject to any remedies contained in Chapter 1 and any other remedies available under law.</p>	<p>Oppose</p>	<p>Recommend: The text should be amended to say "An activity performed contrary to this section or license at a time when the property is rented ...</p> <p>A violation should not be found if the issue was resolved.</p>
<p>B. Enforcing Officer. The Director is authorized to enforce the provisions of this section and is the enforcing officer for purposes of Chapter 1</p>	<p>Approve</p>	
<p>C. Responsible Parties. A responsible party, as defined by Sonoma County Code Section 1-7, includes the licensee, each property owner, the certified</p>	<p>Approve</p>	

<p>property manager, and the tenant. Under Sonoma County Code, each responsible party is jointly and severally liable for abating a violation, paying associated costs and civil penalties, and otherwise complying with an order or final determination.</p>		
<p>Sec. 4-209 License or Certification Suspension or Revocation</p>		
<p>A. Suspension or Revocation. The Director may suspend or revoke a license or certification in the event of one or more of the following:</p> <ul style="list-style-type: none"> i. License issuance or certification was based on inaccurate or incomplete information. ii. The vacation rental has operated in nonconformance with the Sonoma County Code or license. 	<p>Strongly Oppose</p>	<p>Recommend: “License Suspension or Revocation” should be for a time period that is appropriate for the violation found. Depending on the violation (trash, noise, not leashing a dog) the suspension should be balanced against the harm to the public.</p> <p>To ensure fairness and consistency of application the ordinance should define the circumstances that warrant revocation and suspension. For example, revocation should be</p>

<p>iii. The vacation rental constitutes a nuisance.</p> <p>iv. The certified property manager has not complied with the requirements of this section.</p> <p>v. Licensee has failed to pay fees or civil penalties associated with the vacation rental.</p>		<p>limited to violations that are repeated and either willful or negligent. Neither suspension nor revocation should be allowed for isolated violations in any 6 month period, or some similar standard.</p> <p>Hosts should be able to correct any violation within a reasonable amount of time such as 30-45 days and not be subject to revocation procedures.</p> <p>Suspension or revocation of license procedure should only commence after the failure of a host to correct a violation after a reasonable amount of time is given to correct the violation.</p>
<p>B. Notice of Suspension or Revocation. To revoke or suspend a license or certification, the Director must issue a written notice to the licensee and certified property manager. The notice must include:</p>	<p>Need Opinion</p>	<p>Any notice of suspension or revocation must contain clear, factual information to allow the owner to understand the scope of the reason for the suspension or revocation, including time, dates, ordinance provisions, written or oral evidence,</p>

<p>i. The address of the vacation rental;</p> <p>ii. License number or certification number;</p> <p>iii. Reason for suspension or revocation;</p> <p>iv. A statement of appeal rights.</p>		<p>names of witnesses – all of which are necessary to properly defend such an action.</p>
<p>C. Service of Notice. A notice of suspension or revocation must be sent via email and certified mail to the licensee’s and certified property manager’s addresses on file with the Department.</p>	<p>Approve</p>	
<p>D. Appeals.</p> <p>i. Right of Appeal. A notice of suspension or revocation may be appealed by the licensee or the certified property manager to a hearing officer.</p> <p>ii. Form and Timing. An appeal must be made in writing and submitted to the Department within</p>	<p>Oppose</p>	<p>Recommend: A licensee or property manager should be allowed to have a third party represent them in an appeal. This is fair and proper and enhances the due process required when a penalty as severe as a license revocation is possible.</p> <p>A licensee, property manager, or</p>

<p>10 calendar days from the date of the notice.</p> <p>iii. Failure to Appeal. Failure to file a timely appeal makes the suspension or revocation final and constitutes a waiver of the right to an appeal hearing and adjudication of the suspension or revocation.</p> <p>iv. Appeal Hearing. An appeal hearing must be noticed, conducted, and decided in accordance with the rules and timelines established by Section 1-7.3.</p> <p>v. Consolidation. The Department may consolidate an appeal hearing for a notice of suspension or revocation with an appeal hearing for a related administrative enforcement action under Section 1-7.3.</p>		<p>their representative should be allowed 30 calendar days to appeal. Some licensees or owners live out of the area. The appeal should be “postmarked” within this time period to allow for due process. A proper appeal will require time and effort to understand the facts alleged and prepare a proper appeal for the county to consider. A 10 day time period, with the mail service, and distances, gives an owner practically no time to effectively represent themselves in such an important situation as an appeal.</p> <p>An owner should be allowed to be represented by a 3rd party. Virtual hearings (e.g., Zoom) should be allowed upon request, especially if the owner lives in another county or state.</p>
<p>E. Effect of Suspension or Revocation.</p>	<p>Oppose</p>	<p>Recommend:“i License Suspension” should be for a time</p>

<p>i. License Suspension. If a license is suspended, a vacation rental cannot operate on the parcel until the suspension expires. If the license expires during the suspension, a license application will not be accepted for the parcel until after the suspension expires.</p> <p>ii. License Revocation. If a license is revoked, a new license cannot be issued and a vacation rental cannot operate on the parcel for at least 2 years and until a new vacation rental license is issued.</p> <p>iii. Certification Suspension. If a certification is suspended, the individual cannot serve as the certified property manager for any vacation rental until the suspension expires. A vacation rental that was managed by the individual may continue to operate only if the licensee changes certified property</p>		<p>period that is appropriate for the violation found. Depending on the violation (trash, noise, not leashing a dog) the suspension should be balanced against the harm to the public.</p> <p>Recommend: “ii License Revocation” should be for “up to 2 years” – not “at least 2 years” to allow for a balanced judgment on the magnitude of the licensee’s violation. It may have been a minor matter or more severe. The county should have the flexibility to consider this when determining the length of time for a license revocation.</p> <p>Recommend: “iv. Certificate Revocation” should also be revised to prohibit an individual to serve as a certified property manager “for up to 2 years” (and not “up to 2 years”) to allow for some consideration of the magnitude of the violation and harm to the public.</p>
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<p>managers in accordance with this section.</p> <p>iv. Certification Revocation. If a certification is revoked, the individual cannot serve as a certified property manager for any vacation rental for at least 2 years and until a new certification is issued. A vacation rental that was managed by the individual may continue to operate only if the licensee changes certified property managers in accordance with this section</p>		
Sec. XX-XX Fees		
<p>The Board of Supervisors will establish a schedule of fees for services provided under this section. Services subject to fees may include, but are not limited to, licensing, license renewal, monitoring, and enforcement. Fees may be changed from time to time</p>	<p>Oppose</p>	<p>Fees should be changed more than once a year by a vote of more than $\frac{2}{3}$ votes of the board of supervisors</p> <p>License renewal should not include a substantial fee.</p> <p>Increases in fees should not exceed 2% per year.</p>

<p>by a resolution of the Board of Supervisors.</p>		
<p>EXHIBIT A ATT 7 Exhibit A Vacation Rental Permit Ordinance</p>		
<p>(d) Permit Term. A vacation rental permit automatically expires upon sale or transfer of the parcel</p>	<p>Oppose</p>	<p>The new owner should be able to within 120 days of the closing of the sale, apply for the transfer of the vacation rental license to the new owner, just as every other business, or liquor are permitted today.</p>
<p>(e) Permit Requirements. A vacation rental must conform to the following standards:</p> <p>1. Allowable Structures. A vacation rental is only allowed in the following:</p> <p>i. A detached single family dwelling unit.</p>	<p>Approve</p>	

<p>ii. A detached single family dwelling unit together with its legally established guest house</p>		
<p>Restricted Structures. A vacation rental is not allowed in the following:</p> <p>i. A structure subject to a recorded governmental restriction, including covenants or agreements for an affordable housing unit, agricultural employee unit, farmworker housing, or a farm family dwelling.</p> <p>ii. A structure on a parcel under a Land Conservation (Williamson) Act contract.</p> <p>iii. A timeshare.</p> <p>iv. Any dwelling unit on a lot created pursuant to Government Code § 66411.7 or local ordinance adopted to implement Government Code § 66411.7.</p>	<p>Approve</p>	<p>In the unincorporated areas (excluding Coastal Zone)</p> <p>Recommend: Allow residents to permit alternative eco-friendly forms of housing for long or short-term use, like tiny homes, trailers, RV's or yurts to help middle and lower-income folks afford an economical living space.</p> <p>The County has allowed nationwide companies like Autocamp in our area to do this. Sonoma Canopy Tours' Sonoma Treehouse and Safari West have been offering alternative lodging for years.</p> <p>Guidelines should be created to give the average person a chance.</p>

<p>v. Any dwelling unit created pursuant to Government Code § 65852.21 or local ordinance adopted to implement Government Code § 65852.21.</p> <p>vi. An accessory dwelling unit or junior accessory dwelling unit.</p>		
<p>Maximum Occupancy. Maximum occupancy for a vacation rental is up to 2 guests per bedroom, plus 2 additional guests per property, up to a maximum of 12 guests, not including children under 3 years old.</p>	<p>Oppose</p>	<p>Recommendation: Exempt children 16 and under from the 2 per bedroom plus 2 restriction.</p> <p>Many vacation rentals provide extra sleeping accommodations for kids, such as trundles, bunks, sleeper sofas etc, enabling extended families to stay together. This may be one of the few affordable ways that larger families can meet and stay together, for example for holidays. This is an important function uniquely served by vacation rentals.</p>
<p>Wastewater Treatment Systems. If a vacation rental is on a</p>	<p>Oppose</p>	<p>Recommend: Clarify that the maximum occupancy under this</p>

<p>conditional or non-standard septic system, or a septic system with capacity limited by a voluntary repair, the maximum occupancy is equal to the design load of the septic system. Where no record exists showing size and capacity of the septic system, maximum occupancy is limited to 4 guests, not including children under 3 years old.</p>		<p>clause uses the same formula as the general occupancy limit. This clause should simply require that the number of bedrooms is at most the design load of the septic system, where documented.</p> <p>Ideally, when this clause imposes a stricter limit than the general occupancy limit, owners should be able to demonstrate that their <i>average</i> occupancy is within the limit imposed by the design load of the septic system.</p>
<p>One Vacation Rental per Parcel. Only 1 vacation rental is allowed per parcel.</p>	<p>Approve</p>	
<p>Parking. An applicant must demonstrate compliance with the following parking Standards:</p> <p>i. Parking must be provided as follows:</p> <p>Number of bedrooms in the vacation rental</p>	<p>Approve</p>	<p>The quote from this ordinance seems excessive. <i>“A vacation rental permit cannot be issued where there is no on-site parking or on-street parking within 500 feet of the parcel.”</i></p> <p><i>So, a person has to walk to get to the</i></p>

<p>Number of required parking spaces</p> <p>1 or 2 bedroom – 1 parking space</p> <p>3 or 4 bedroom – 2 parking spaces</p> <p>5+ bedrooms – 3 parking spaces</p> <p>ii. Required parking spaces must be provided on-site, except that 1 required parking space may be provided on-street.</p> <p>iii. Where there is no on-site parking the maximum occupancy is limited to 4 guests, not including children under 3 years old.</p> <p>iv. An on-site parking space must be at least 9 feet by 20 feet.</p> <p>v. On-street parking must conform to the Sonoma County Parking Regulations and the California Vehicle Code.</p>		<p><i>vacation rental. What's the problem?</i></p> <p>The charm of some short-term rentals in the County, and why a guest may choose them, is their isolation.</p>
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<p>vi. A vacation rental permit cannot be issued where there is no on-site parking or on-street parking within 500 feet of the parcel.</p>		
<p>SCCH Recommended Policies</p>		
<p>Limit Number of STRs by Owner and Parcel.</p>	<p>Recommend</p>	<p>We believe a better way to regulate the number of vacation rentals is to limit the number of permits one owner can be issued to 3. This is recommended over density limits and proximity caps.</p> <p>This would be fair to Sonoma County homeowners, and allow private individuals the option to rent a home short-term.</p> <p>(1) Limits on the total number of vacation rentals. This is a blunt instrument, not targeted to any demonstrated problem.</p> <p>(2) Limits on the proximity of vacation rentals to each other. These mean each rental takes away</p>

		<p>the rights of many owners to also rent their homes.</p> <p>Hosted rentals should not have limits since the owner/host is present.</p>
<p>Alternative eco-friendly forms of short-term accommodations</p>	<p>Recommend</p>	<p>Allow residents to permit alternative eco-friendly forms of housing for long or short-term use, like tiny homes, trailers, RV's or yurts to help middle and lower-income folks afford an economical living space. The County has allowed nationwide companies like Autocamp in our area to do this. Sonoma Canopy Tours' Sonoma Treehouse and Safari West have been offering alternative lodging for years. Guidelines should be created to give the average person a chance.</p>
<p>RENTER EQUALITY for Hosted Short-Term Rentals</p>	<p>Recommend</p>	<p>RENTER EQUALITY: Many other jurisdictions give the same rights to owners and RENTERS (with the landlords permission) for HOSTED short term rentals. This is a more EGALITARIAN approach, allowing</p>

		<p>people at all income levels to participate, not just those of us lucky enough to own property. It allows people at more income levels to actually visit our city. Imagine a single mom renter who's kid goes off to college. She needs the room available when they are home, but can host people at other times so she can pay her child's college expenses. This is also true for seniors who sometimes want their grandchildren to visit.</p>
<p>HOST - OWNER AND/OR FAMILY MEMBER</p>	<p>Recommend</p>	<p>The Urgency Ordinance only states the OWNER MUST be present during HOSTED short term stays. The only PRACTICAL problem here is sometimes an owner may need to leave on an emergency, have an impromptu business trip come up etc. that makes it impossible to follow the ordinance without CANCELLING guests at the last minute. WHY NOT make it OWNER or IMMEDIATE FAMILY MEMBER, such as spouse,</p>

		sibling, or adult child? This gets around the legal problem that could occur. In UNHOSTED situations, there is no requirement to have someone present, so this minor change makes it easy for all to comply.
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