



STAFF REPORT – CITY COUNCIL MEETING

February 01, 2023

TO: Honorable Mayor and City Council Members

FROM: David Loya, Director of Community Development

PREPARER: David Loya, Director of Community Development

DATE: January 23, 2023

TITLE: **Adopt Ordinance 1559, An Ordinance of the City Council of the City of Arcata Amending Article 3, Short-Stay Vacation Rentals, Chapter 2, Title VI of the Arcata Municipal Code, Waive Reading the Text, and Consent to Read by Title Only.**

RECOMMENDATION:

Staff recommends the Council adopt Ordinance No. 1559, An Ordinance of the City Council of the City of Arcata Amending Article 3, Short-Stay Vacation Rentals, Chapter 2, Title VI of the Arcata Municipal Code; waive reading the text, and consent to read by title only.

INTRODUCTION:

The Council initiated amendments to the Short-Stay Vacation Rental Ordinance on June 22, 2022. On October 19, 2022, the Council directed staff to make certain amendments to the Short-Stay Vacation Rental regulatory program. The Council introduced Ordinance No. 1559 on January 18, 2023. This action will adopt the ordinance. The new regulations will become effective 30 days after adoption.

DISCUSSION:

The Council initiated amendments to the Short-Stay Vacation Rental Ordinance on June 22, 2022. On October 19, 2022, the Council directed staff to eliminate the long-term tenancy exemption, eliminate the requirement to post emergency contact information, and add an exemption for historic resources. In addition, Ordinance No. 1559 clarifies that hotels, motels, and beds and breakfast are regulated and defined separately in zoning and are not subject to SSVR regulation, as well as a few minor administrative amendments. Introducing Ordinance No. 1559 will implement the Council's direction from the October 19 meeting. The Council introduced Ordinance No. 1559 on January 24, 2023. This action will adopt the ordinance. The new regulations will become effective 30 days after adoption.

POLICY IMPLICATIONS:

This ordinance balances the economic impact of Short-Stay rentals with the need for housing.

COMMITTEE/COMMISSION REVIEW:

This policy action did not warrant additional Committee and Planning Commission review.

ENVIRONMENTAL REVIEW (CEQA):

California Environmental Quality Act—This ordinance creates a regulatory framework to ensure that the leasing of Short-Stay Vacation Rentals of existing housing stock does not negatively impact residential neighborhoods or the availability of existing or new housing stock. The primary effect of the program is to limit the expansion of the activity to its current level, and thereby establishes a limit on a current condition. Consequently, it can be seen with certainty that there is no possibility that enactment of this ordinance will have a significant impact on the environment. Therefore, this action is covered by the commonsense exemption (CEQA Guidelines, Sec. 15061(b)(3)).

BUDGET/FISCAL IMPACT:

The permitting program is funded through permit fees.

ATTACHMENTS:

- A. Ord 1559 Short-Stay Rental Amendments(PDF)