

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor John J. Benoit


SUBMITTAL DATE:
November 13, 2014

SUBJECT: Initiation of an Ordinance related to Vacation Home Rentals and Multiple Responses to Loud or Unruly Gatherings and an Amendment to Ordinance No. 725 to list the Ordinance as a Land Use Ordinance.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Adopt an order initiating an ordinance establishing regulations for the use of privately owned residential dwellings as vacation home rentals and provisions related to multiple responses to loud or unruly gatherings; and,
- 2) Adopt an order initiating an amendment to Ordinance No. 725 to list the above referenced ordinance as a Land Use Ordinance; and,
- 3) Direct the Office of County Counsel, in consultation with the Sheriff's Department, Planning Department, Code Enforcement and the Department of Environmental Health, to prepare and process this ordinance and amendment to Ordinance No. 725.

BACKGROUND: continued on next page



 John J. Benoit, Fourth District Supervisor

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:
	Annual Net County Cost:	\$ 0	For Fiscal Year:

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

Dep't Recomm.:
Per Exec. Ofc.:

3-7

Departmental Concurrence

BACKGROUND (cont'd from page 1):

The Board of Supervisors previously received a report in 2012 prepared by the Office of County Counsel regarding an ordinance related to vacation home rentals. Since that time, the County is experiencing an increase in residential dwellings being used as short term vacation home rentals and large homes being rented for large scale gatherings.

This growing practice within the County may potentially create adverse impacts on surrounding properties such as excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. Developing a vacation home rental ordinance would establish regulations that would protect the public's health, safety and welfare, ensure neighborhood compatibility, and lessen the demand on County services while also enhancing local tourism and the economic growth within the County of Riverside.

Additionally, this ordinance would establish provisions with the objective to discourage the occurrence of repeated loud and unruly gatherings that place a burden on County resources and threaten the public's safety and welfare.

Today's action would enable the appropriate departments to begin drafting and processing this ordinance and ordinance amendment related to vacation home rentals and multiple responses to loud or unruly gatherings.

FISCAL:

Under Board Policy A-67, the Board of Supervisors is to consider the costs associated with the preparing, processing and implementing an ordinance or ordinance amendment in deciding whether to adopt an order initiating the ordinance or ordinance amendment. The estimated cost for preparing and processing this ordinance and ordinance amendment is \$75,000. Additionally, it is anticipated that the proposed ordinance will include provisions allowing the County to collect transient occupancy taxes from the vacation home rentals.