

DRAFT

21. FIRST READING: ORDINANCE ESTABLISHING CERTAIN REQUIREMENTS FOR SHORT-TERM RENTALS BY ADDING CHAPTER 5.41 TO THE MARIN COUNTY CODE RELATED TO REQUIRED NOTICE OF SHORT-TERM RENTALS

Planning Manager Jeremy Tejirian summarized the Board's previous consideration of policies to regulate short term rentals. Mr. Tejirian commented on the changes reflected in the ordinance proposed today from the version previously considered by the Board, including changes related to providing additional flexibility for notification requirements, extending the proposed sunset date to two years, establishing a short term rental complaint hotline, and requiring owners to provide a brochure to short term rental tenants related to meeting certain requirements of the Marin County Code related to noise, parking, vehicular access and trash. Mr. Tejirian concluded his presentation correcting a typographical error in the proposed ordinance.

Mr. Tejirian responded to questions from the Board.

Supervisor Sears identified suggested revisions to the proposed Guidelines for Short Term Rentals related to signage.

Mr. Tejirian and Deputy County Counsel Brian Case responded to questions from the Board related to enforcement and penalties for violations of the County Code.

Discussion ensued among Board members and staff related to required short term rental notice contact information, proposed rental complaint hotline, regulation of short term rentals and the California Coastal Act, enforcement mechanisms for collection of Transient Occupancy Tax ("TOT"), and the County's engagement with an outside third-party vendor to gather data on short term rentals.

The hearing was opened to receive public comment. Fourteen speakers including representatives from the Stinson Beach Village Association, Bolinas Community Land Trust, the Tomales Bay Resort, and the Community Land Trust Association of West Marin ("CLAM") addressed the Board.

Mr. Tejirian responded to comments from the previous speakers.

Board short term rental subcommittee members Supervisors Rodoni and Sears briefly commented on provisions of the proposed ordinance and the importance of further gathering data on short term rentals.

M/s Supervisor Rodoni - Supervisor Sears to request clerk to read ordinance by title only and schedule merit hearing for August 7, 2018, at 1:30 p.m.

AYES: ALL

Mr. Tejirian confirmed that the proposed Guidelines for Short Term Rentals would be updated to incorporate the suggestions made by Supervisor Sears.