



Interoffice Memo

DATE: June 18, 2020

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FROM: HEIDI DURON, PLANNING DIRECTOR
Land Use Services Department

A handwritten signature in blue ink, appearing to be "HD", written over the name Heidi Duron.

TO: HONORABLE PLANNING COMMISSION

SUBJECT: DEVELOPMENT CODE AMENDMENT (AGENDA ITEM #3)

Since the distribution of the staff report, and after discussion with Code Enforcement, an issue came up relative to the use of legal, nonconforming residences as a Short Term Rental. Currently, Short Term Rentals are only allowed in residential land use zoning districts. The Development Code Amendment originally proposed to expand the allowed use of Short Term Rentals to other land use zoning districts that allow residential uses in the applicable land use tables (e.g., Agriculture and Resource Conservation Land Use Zoning Districts). Because many residential dwellings are also located in other land use zoning districts as a legal nonconforming use, staff is requesting the following amendment also be included in the recommendation to the Board of Supervisors, which would authorize legal nonconforming residences in the Mountain and Desert Regions to be eligible for as Short Term Rental permit:

§ 84.28.020 Applicability.

The standards and permit procedures of this chapter apply to all persons involved, and at all times, as more fully set forth herein, in the short-term rental of residential dwelling units as a single housekeeping unit where allowed in the Mountain and Desert Regions in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses) **or in connection with a legal nonconforming residential structure located in a non-residential land use zoning district.** "Short-term" means less than 30 days.

(Ord. 4011, passed - -2007; Am. Ord. 4230, passed - -2014; Am. Ord. 4331, passed - -2017; Am. Ord. 4371, passed - -2019)