

**ORDINANCE NO. 5335****ORDINANCE TO EXTEND URGENCY INTERIM ORDINANCE REGARDING A  
TEMPORARY MORATORIUM ON THE ISSUANCE OF VACATION  
RENTAL PERMITS**

The Board of Supervisors of the County of Santa Cruz hereby finds and declares the following:

WHEREAS, the increasing number of vacation rental permits approved under County Code section 13.10.694 has raised significant concerns about the loss of permanent housing in the community at a time when the County is suffering from a housing crisis; and

WHEREAS, in creating more non-permanent housing stock, there are significant concerns around decreasing long-term rental opportunities and increasing rents for local residents; and

WHEREAS, the increasing number of vacation rental permits has also caused concern about the preservation of residential neighborhood character and integrity and an increased level of noise, disturbances, traffic and parking issues; and

WHEREAS, the Board of Supervisors finds that there is a current and immediate threat to the public health, safety, and welfare associated with the proliferation of vacation rentals and that the approval of additional use permits authorizing residential units to be used as vacation rentals would serve to exacerbate that threat during the time that staff introduces, and the Board reviews and adopts, proposed amendments to the County Code; and

WHEREAS, on June 16, 2020, at a duly noticed meeting of the Board of Supervisors, the Board adopted an urgency interim ordinance establishing a moratorium on the issuance of any new vacation rental permits until after the Board reviews and adopts proposed amendments to the Santa Cruz County Code regarding vacation rentals; and

WHEREAS, on June 16, 2020, the Board of Supervisors conducted a duly noticed public hearing to consider proposed amendments to County Code section 13.10.694 and associated use charts concerning the issuance of vacation rental permits, which, if adopted, would need to be further reviewed and approved by the California Coastal Commission as a modification of the County's Local Coastal Plan; and

WHEREAS, at the public hearing, the Board of Supervisors requested that staff make additional changes to the proposed amendments to the relevant provisions of the County Code, and the Board may ask that further changes be made before the proposed amendments are finalized; and

WHEREAS, unless extended, the current moratorium will expire on August 1, 2020, which is before the Board will be able to finalize the proposed legislative changes to the vacation rental permit program; and

WHEREAS, as a result of the current and immediate threat to public health, safety, and welfare outlined above, the Board of Supervisors finds it is necessary to enact this ordinance to extend the current moratorium to ensure that permits for vacation rental uses are established only under adequate regulations currently under review, and that extension of the current moratorium will give the County time to introduce, review, and adopt a comprehensive revision of relevant County Code provisions; and

WHEREAS, this ordinance is adopted pursuant to California Government Code section 65858 based on a four-fifths vote of the Board of Supervisors, it shall take effect on August 1, 2020, and it shall be in place for 10 months and 15 days from that date, or until final adoption of the contemplated changes to the vacation rental permit program and approval by the Coastal Commission, whichever occurs sooner; and

WHEREAS, the Board finds this ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Title 14, California Code of Regulations section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and therefore the activity is not subject to CEQA;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Santa Cruz as follows:

### **SECTION I**

The Board of Supervisors incorporates and adopts the foregoing recitals as the Board’s findings of necessity and urgency, and hereby extends the current moratorium on the issuance of any vacation rental permits under County Code section 13.10.694. This extension shall be effective August 1, 2020, and shall remain in place for a period of 10 months and 15 days from that date, or until final adoption and implementation of the contemplated changes to the vacation rental permit program and approval by the Coastal Commission, whichever is sooner.

### **SECTION II**

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

### **SECTION III**


This ordinance is not subject to CEQA pursuant to Title 14 of the California Code of Regulations, section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore the activity is not subject to CEQA.

PASSED AND ADOPTED this 30<sup>th</sup> day of June 2020, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:	SUPERVISORS	Leopold, McPherson, Friend, Coonerty, Caput
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

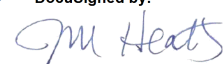
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**GREG CAPUT**  
 \_\_\_\_\_  
 Chairperson of the  
 Board of Supervisors

DocuSigned by:  
  
 5F3EB32A693849D

Attest: **SUSAN GALLOWAY**  
 \_\_\_\_\_  
 Clerk of the Board

APPROVED AS TO FORM:

DocuSigned by:  
  
 D9B51E3B11CE42D

6/17/2020 (AMS# 9195)  
 Office of the County Counsel

DocuSigned by:  
  
 Clerk of the Board of Supervisors  
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cc: County Administrative Office  
 County Planning Department

## Certificate Of Completion

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Subject: Ordinance 5335 adopted Jun 30 BOS (DOC-2020-616) eSignature

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Signatures: 4

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Susan Galloway

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IP Address: 69.5.90.9

## Record Tracking

Status: Original

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susan.galloway@co.santa-cruz.ca.us

## Signer Events

Jason M. Heath

Jason.Heath@co.santa-cruz.ca.us

Accele, Inc.

Security Level: Email, Account Authentication (None)

## Signature

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Greg Caput

Greg.Caput@co.santa-cruz.ca.us

eSign

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### Electronic Record and Signature Disclosure:

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Susan Galloway

Susan.Galloway@co.santa-cruz.ca.us

Chief Deputy, Clerk of the Board of Supervisors  
County of Santa Cruz

Security Level: Email, Account Authentication (None)

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CBD eSignature

CBD.eSignature@co.santa-cruz.ca.us

Clerk of the Board of Supervisors

County of Santa Cruz

Security Level: Email, Account Authentication (None)

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Freeform Signing

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## In Person Signer Events

## Signature

## Timestamp

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<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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Planning Department

bernice.shawver@santacruzcounty.us

Security Level: Email, Account Authentication  
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**Electronic Record and Signature Disclosure:**  
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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