Ordinance Fact Sheet

TO: CITY COUNCIL   **DATE:** December 11, 2017

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE AMENDING THE ZONING CODE TO REGULATE SHORT TERM RENTALS

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE ZONING CODE (TITLE 17) TO ADD SECTION 17.50.296 TO CHAPTER 17.50 OF THE PASADENA MUNICIPAL CODE PERTAINING TO SHORT-TERM RENTALS

PURPOSE OF ORDINANCE

This ordinance codifies changes to the Zoning Code to add regulations applicable to short term rentals, as directed by the City Council on October 2, 2017.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to address concerns regarding the impacts on residential neighborhoods of the use of residential units for short term vacation rentals. The regulations will minimize potential negative impacts on neighborhoods, establish a permit and enforcement process, and require hosts to remit Transient Occupancy Tax.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning & Community Development Department will implement the proposed ordinance through the permitting process established therein.

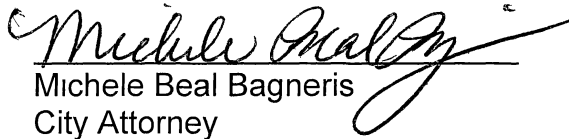MEETING OF __12/11/2017__

AGENDA ITEM NO. __23__

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FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this amendment to the Zoning Code. While the City is expected to receive TOT revenue, there will also be costs to manage and enforce the proposed regulations.

ENVIRONMENTAL DETERMINATION

On October 2, 2017, the Council found that the proposed Zoning Code Amendment is not a project subject to the California Environmental Quality Act (CEQA) in accordance with Section 21065 of CEQA and State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378, and is exempt from CEQA pursuant to State CEQA Guidelines Section 15061 (b)(3) (general rule) and 15301 "Existing Facilities" (Class 1).

Respectfully submitted,

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