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October 11, 2022

Board of Supervisors
County of Ventura
800 South Victoria Street
Ventura, CA 93009

Subject: Recommendation of Supervisor Parks to Direct the Planning Division to Include in the Planning Division Work Plan a Project to Apply a Temporary Rental Unit Restriction Ordinance to the Santa Rosa Valley MAC Area and the Lake Sherwood Community.

Recommended Action:

Direct the Planning Division to include in their next presentation to the Board of Supervisors of the Planning Division Work Plan a project item for Board consideration that would apply the Ojai Valley Temporary Rental Unit (TRU) Ordinance, or a similar ordinance, restricting TRUs within the Santa Rosa Valley Municipal Advisory Council (MAC) area and Lake Sherwood Community area.

Discussion:

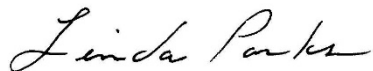
Our Board's long-established process for managing the myriad of potential new projects and programs of the County Planning Division is to periodically review and approve the Planning Division Work Plan. This process enables our Board to review the many pending, and effectively competing, current and potential new projects and programs, and to know the staffing requirements, costs, and timelines of each. Our Board can then prioritize, and budget for, the ensuing several year's work of the Planning Division (in addition to the Division's normal workload). The Planning Division typically presents their Work Plan for review annually in the spring and includes previously approved or Board-directed projects and others the Division identifies as being needed. The next such work plan review is scheduled for March 2023.

Several years ago, following multiple hearings where numerous citizen complaints were received, our Board adopted a Temporary Rental Unit (TRU) ordinance for the Ojai Valley to curb the negative effects of homes being used as or converted to commercial vacation rentals (the ordinance allows the rental of rooms in the owner's primary residence). Since then, two areas in my Supervisorial District have experienced growing numbers of vacation rentals and problems therefrom. Both the Santa Rosa Valley Municipal Advisory Council (MAC) and the Lake Sherwood Community Association have

requested the adoption of Ojai Valley- type TRU ordinances for their areas. Problems cited by the MAC and Association include loud parties, potential drunk driving, excessive traffic, on-street parking that potentially interferes with emergency access, potential security risks in remote areas, excessive numbers of people that may impact emergency services or ingress/egress, and general land use incompatibility issues. The MAC and Association desire a TRU ordinance to both address current problems, and to prevent a profusion of vacation rentals in the future.

So that our Board can consider the funding and inclusion of TRU ordinances for these communities via the established Planning Division Work Plan process, the recommended action is to direct the Planning Division to include this project for Board consideration when the Work Plan is next presented to our Board. Approving the recommended action will allow the Planning Division to assess the workload of this project, and to present it in the established context for Board consideration and prioritization.

Sincerely,

A handwritten signature in cursive script that reads "Linda Parks".

Linda Parks,
Supervisor, Second District

Attachment: Santa Rosa Valley MAC memo and map