



CITY COUNCIL STAFF REPORT

DATE: APRIL 19, 2017

LEGISLATIVE

SUBJECT: INTRODUCTION OF ORDINANCE AMENDING THE DEFINITION OF "ESTATE HOME" IN SECTION 5.25.030 OF THE PALM SPRINGS MUNICIPAL CODE RELATING TO ESTATE HOMES AS VACATION RENTALS.

FROM: David H. Ready, City Manager

BY: Douglas Holland, City Attorney

SUMMARY

This proposed Ordinance amends the definition of "estate homes" as that term is defined in Chapter 5.25 of the Palm Springs Municipal Code, to include all single family homes of five or more bedrooms used as vacation rentals.

RECOMMENDATION:

Waive the reading of the text in its entirety; and introduce for first reading Ordinance No. _____, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE DEFINITION OF "ESTATE HOME" IN SECTION 5.25.030 OF THE PALM SPRINGS MUNICIPAL CODE RELATING TO ESTATE HOMES AS VACATION RENTALS."

STAFF ANALYSIS:

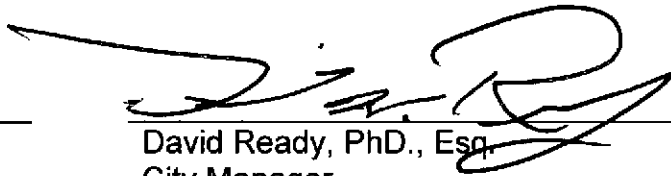
One of the components of the recently adopted Ordinance No. 1918, a comprehensive revision of the City's vacation rental ordinance, included the introduction of the concept of treating "estate homes" as a use that would be enforced through a land use permit. "Estate homes" is a defined term in Ordinance No. 1918 that includes single-family residences of 5 or more bedrooms within the R-1-B, R-1-A, R-1-AH, or G-R-5 zones of the City. Subsequent to the adoption of Ordinance No. 1918, however, staff was able to determine the actual numbers of bedrooms in vacation rental homes. There are 31 single-family homes that meet the definition of estate homes under Ordinance No. 1918. There are, however, an additional 53 single family homes with 5 or more bedrooms in the R-1-C zone of the City that are not included in Ordinance No. 1918's definition of an "estate home."

The Council's subcommittee has reviewed this information and recommends the Council amend the existing Code to ensure that all single family homes with 5 or more

bedrooms are treated as estate homes under the regulations of the City's Vacation Rental Ordinance. Inclusion of all 83 single-family residential homes with 5 or more bedrooms within the definition of "estate home" will mean that all 83 homes will be treated in the same way, regardless of the zone in which they are located, including an occupancy maximum of 12 guests (2 persons per bedroom – with a cap of 6 bedrooms). All such homes will also be issued a land use permit and will be subject to Planning Commission oversight and potential revocation or modification of the land use permit as a result of violations of the Palm Springs Municipal Code.



Douglas Holland
City Attorney



David Ready, PhD., Esq.
City Manager

Attachment: Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE DEFINITION OF "ESTATE HOME" IN SECTION 5.25.030 OF THE PALM SPRINGS MUNICIPAL CODE RELATING TO ESTATE HOMES AS VACATION RENTALS.

City Attorney's Summary

This Ordinance amends the definition of "estate homes" as that term is defined in Chapter 5.25 of the Palm Springs Municipal code, to include all single family homes of five or more bedrooms used as vacation rentals.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS ORDAINS:

SECTION 1. The definition of the term "Estate Home" in Section 5.25.030 of the Palm Springs Municipal Code is amended to read:

"Estate Home" means a single family dwelling with five or more bedrooms.

SECTION 2. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED BY THE PALM SPRINGS CITY COUNCIL THIS ___ DAY OF _____, 2017.

ROBERT MOON, MAYOR

ATTEST:

KATHLEEN D. HART, MMC
INTERIM CITY CLERK