



Monterey County Planning Commission

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January 31, 2018

Dear Chair and Honorable Members of the Board of Supervisors,

The Monterey County Planning Commission would like to bring a pressing matter to the attention of the Board of Supervisors. During public hearings, the Planning Commission has heard testimony that community tensions are rising with respect to short term rental activities.

County staff has testified that, given existing constraints, they have very limited resources to address code enforcement. Realistically, there will be considerable time before new Short-term Rental regulations are in place. Therefore, Planning Commission recommends that the Board of Supervisor provide clear policy guidance now about enforcement related to Short -term Rental activities during the interim period until new regulations are in place, as confused expectations about enforcement contributes to these tensions. Current complaint-based enforcement can result in inconsistent enforcement.

The Planning Commission recommends the Board of Supervisor provide clear direction about staffing, resources, and use of possible tools such as technology and/or contractors in order to provide consistent and predictable enforcement.

Policy guidance would also be helpful with respect to the trigger for collection of Transient Occupancy Taxes. It is Planning Commission's understanding that a rental contract for more than 30 days is not a transient use.

The Planning Commission appreciates the Board's prompt attention to this matter.

Keith Vandevere
Chair, Monterey County Planning Commission

Adopted by the Planning Commission by a vote: 9-0 -1 (Absent)
