

## RESOLUTION NO. 2021-XX

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, SETTING THE MAXIMUM NUMBER OF WHOLE-HOUSE SHORT- TERM RENTAL PERMITS ISSUED CITYWIDE

#### RECITALS:

WHEREAS pursuant to Fullerton Municipal Code (FMC) Section 15.72.020B, the City Council of the City of Fullerton adopted a Resolution of Intention on December 15, 2015 authorizing a Zoning Ordinance amendment to develop regulations pertaining to short-term rentals.

WHEREAS the recent growth in short-term rentals through online hosting platforms has association with negative impacts, particularly in single-family residential neighborhoods.

WHEREAS while the City currently has regulations for boarding houses, bed and breakfast inns and hotels, the Municipal Code does not clearly define short-term rental use and the City currently does not prohibit people from renting out rooms in their homes, even in single-family zoning districts.

WHEREAS some cities have addressed complaints on a case-by-case basis, the City would like to take a proactive approach and develop regulations which protect the residential character of neighborhoods while still allowing for a limited number of short-term rentals.

WHEREAS City Council adopted Ordinance No. 3289 in October 2020 to address the use of privately owned residential dwellings as short-term rentals by developing a regulatory framework, providing a mechanism for collection of transient occupancy taxes, and creating an enforcement and revocation process.

WHEREAS City Council adopted Resolution No. 2020-93 which limited the number of whole-house type short-term rentals to no more than 325 in the City.

WHEREAS City Council desires to further limit the number of whole-house short-term rentals in the City to a maximum of 100 to protect the City's stock of housing for long-term rentals and home ownership.

WHEREAS Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), the proposed resolution is exempt from environmental review as there is no possibility that it would have a significant effect on the environment. The revised resolution restricts the total number of whole-house short-term rentals to no more than 100 units Citywide or (0.002) of the total number of dwelling units in the City. Limiting the number of whole-house rentals as well as requiring separation criteria between whole-house rentals will ensure that neighborhoods maintain their residential character and they will not create negative environmental impacts on the community.

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

The City Council of the City of Fullerton hereby establishes a maximum number of Whole-House Short-term Rental Permits which may be issued in the City to no more than 100 permits.

ADOPTED BY THE FULLERTON CITY COUNCIL ON MAY 18, 2021.

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Bruce Whitaker  
Mayor

ATTEST:

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Lucinda Williams, MMC  
City Clerk

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Date