



CITY COUNCIL STAFF REPORT

DATE: MARCH 29, 2022 UNFINISHED BUSINESS
SUBJECT: REPORT ON STATE OF VACATION RENTALS
FROM: JUSTIN CLIFTON, CITY MANAGER
BY: DEPARTMENT OF SPECIAL PROGRAM COMPLIANCE

SUMMARY:

This agenda item continues the discussion of short-term vacation rentals, presents the data as directed by City Council, and discusses priorities and processes for short-term vacation rentals in the City.

RECOMMENDATION:

Provide direction to Staff as appropriate.

BACKGROUND:

On March 10, 2022, the City Council discussed available data sources about the short-term vacation rental industry in the City. Council directed Staff to bring back data to discuss in its Study Session.

STAFF ANALYSIS:

City Council directed Staff on presenting the following data for their review:

Maps

- Printed, detailed, with visual representation of numbers and saturation
- Breakdown by neighborhood or Council district
- Density/ impact of short-term vacation rentals (STVR)
- Heat maps to display older permits vs newer permits

Permits

- Growth by year and by neighborhoods
- The percentage of housing used for STVR
- Breakdown of permits held by SFR, Condos, Estate properties

- Total permits processed by month
- Total permits processed by neighborhood by month
- Track and report original and renewal permit dates
- Address of STVR and homeowner
- Information that would track trends – are new permits similar or different than older ones

Contract Summaries

- Average number of contracts (agency and individual)
- Average length of stay

TOT

- History of STVR TOT
- STVR TOT by month and year
- How STVR TOT is utilized

Citations

- Breakdown by neighborhood and type
- Breakdown by year/ month
- Percentage of complaints that result in citations
- Total number of suspensions and properties deemed permanently ineligible to operate

Hotline

- Complaints – Nuisance vs non-nuisance
- Complaints – Registered STVR vs non-STVR

Other

- Total number of second homes used as vacation rentals
- What is happening with new homes – why census data has not changed despite growth in housing
- Occupancy rates – availability of rooms, average daily rental rate; impact to hospitality; capacity and housing market

Included as **ATTACHMENT A** is an in-depth overview of the current state of vacation rentals in the City of Palm Springs. Included are various data collected at the request of Council. Staff is seeking direction on the priorities for future discussion. Pending review and amendment from City Council, next steps include continued refinement and presentation of data, work as directed by City Council.

FISCAL IMPACT:

None.

REVIEWED BY:

Department Director:	Veronica Goedhart
Assistant City Manager:	Teresa Gallavan
City Manager:	Justin Clifton

ATTACHMENTS:

- A. State of Vacation Rentals

2017-2022

Department of Special Program Compliance
State of Vacation Rentals



The Department of Special
Program Compliance

Study Session - 4

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Executive Summary

Short-term residential accommodations in Palm Springs have been regulated since the introduction of Ordinance No. 1748 in 2008, which added Section 5.25 to the municipal code. These regulations have evolved over time, including updates in 2014 (No. 1848) and 2016 (No. 1907). The City Council adopted the current version of Ordinance No. 1918 in April 2017, which amended and restated the City's adopted Vacation Rental Ordinance. The Ordinance imposes additional restrictions on occupancy and use of Vacation Rental properties in Palm Springs, different and complementary to restrictions initially included in Ordinance No. 1907 and provides additional enforcement oversight.

Regulatory goals of the Ordinance include:

- Preserve the character of neighborhoods
- Minimize potential adverse impacts of transient uses on residential neighborhoods
- Ensure short-term rental use remains an ancillary and secondary use of residential properties

Since the adoption of Ordinance No. 1918, Vacation Rental and Homeshare registrants have increased by 7.16% (from 2,135 to 2,288) as of December 2021. As of February 2022, 6.6% of the households in the City of Palm Springs are registered Vacation Rentals/ Homeshares.

Core Requirements of the Current Palm Springs Vacation Rental Ordinance

When adopted in 2008, the Palm Springs Vacation Rental Ordinance was one of the first municipal regulations to require registration, tax collection and regulation enforcement of vacation rentals. The 2017 Ordinance became a model for vacation rental regulations (often called “short-term rental” regulations) in many other cities, not just in Coachella Valley, but across California and the U.S.

The following are core requirements of the Ordinance.

- **Permit required:** Vacation rentals (and now homeshares) must have a valid permit, renewed annually. The current permit fee is \$944, which pays for 100% of all Vacation Rental City oversight.
- **TOT Tax Collected:** Vacation rental permit holders must also have a Transient Occupancy Tax (“TOT”) permit. They must collect, report, and remit TOT on a monthly basis.
- **Occupancy limits:** The Ordinance set limits on the number of overnight and daytime guests that may be present on a property, and these are noted on the permit. The current ordinance lowered these limits to reduce maximum occupancy and set limits on the number of vehicles that can be present, as follows:

Number of Bedrooms	Total Overnight Occupants	Additional Day Time Occupants	Total Daytime Occupancy	Total Vehicles Allowed
Studio/1	2	4	6	1
2	4	4	8	2
3	6	4	10	3
4	8	4	12	4
5 Estate Only	10	4	14	5
6 Estate Only	12	4	16	6

Ordinance 1918 Vacation Rental Occupancy and Vehicle Limits

- **Local response contact required:** All vacation rentals must have a local contact who is available 24 hours a day to respond in-person at the property within 30 minutes to any complaints or issues.
- **Vacation Rental Hotline:** The Department of Special Programs Compliance (“Department”) contracts with Central Communications to provide a 24-hour Vacation Rental Hotline that can be used to report active nuisances or disturbances (such as noise, parking or over-occupancy) created by short-term rentals.

Vacation Rental Ordinance Modifications Over Time

The Ordinance has been revised by both City Council actions and administrative regulations issued by the City Manager. An overview of the revisions is provided below:

Date	Ordinance	Regulation
2014	1848	<p>Minimum age for responsible renter: The guest signing a vacation rental contract must be at least 25 years of age (this was raised from the original of 18).</p> <p>Prohibition on outdoor/amplified music: Vacation rental guests may not have outdoor amplified music at <i>any</i> volume and music from indoors must be completely contained within the property.</p> <p>Walk-up trash service required: Single-family home rentals are required to have “walk up” trash service to help ensure waste bins are not left in public view.</p> <p>Registration number required in advertising: To assist the City in identifying unregistered vacation rentals, a requirement was added that registered vacation rentals must post their TOT numbers in all advertising (such as listings on vacation rental websites).</p>
2016	1891	Interim Urgency Ordinance temporarily prohibiting the rental of apartment units for 28 days or less.
2016	1902	Permanent prohibition of the rental of apartment units for 28 days or less.

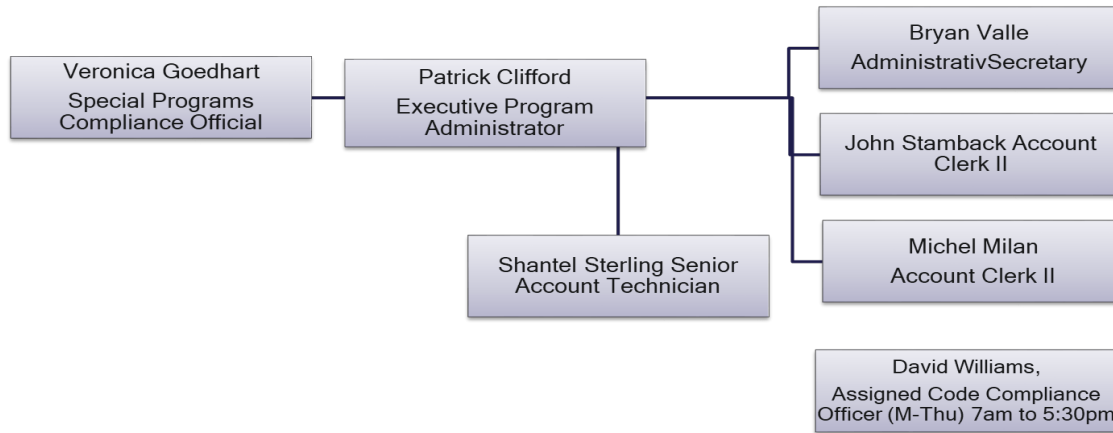
2017 Ordinance No. 1918 Requirements

Regulations added with the adoption of current Ordinance 1918 (**ATTACHMENT 1**) include:

- New restrictions on permit eligibility and number of permits:** Business entities are no longer allowed to acquire or renew vacation rental permits. An owner may now only be issued and hold one Vacation Rental Registration Certificate. Holders of multiple VR permits prior to Jan 10, 2017, can continue to renew their existing permits.
- Limits on number of rental contracts per year:** A maximum of 36 short-term guest stays per year, four of which must occur during the 3rd quarter of the year.
- “Three strikes” and suspension risk:** Three citations (including administrative and nuisance-type citations) for violations of the ordinance in any 12-month period can result in a two-year suspension of the *property’s* permit. Strikes and suspensions are carried with the property.
- Increased penalties for violations:** Fines for violations were substantially increased to \$500 for first violation and \$1,000 for subsequent violations. Additionally, \$2,500 fines were imposed for failure to submit contract summaries and failure to post City ID in advertisements.
- Failure to obtain a permit:** Operating a vacation rental without a permit is punishable by a \$5,000 fine and the owner is permanently ineligible to operate a Vacation Rental in Palm Springs.
- Various enhanced guest standards, hosted check-in/ meet and greet:** All adult guests must now sign a “Statement of Rules and Regulations” certifying that they understand the conduct/noise restrictions outlined in the City’s “Good Neighbor Brochure.” Guests must have an in-person or live video conference meeting with the local property manager to go over these rules (either as part of check-in or within 24 hours of arriving at the property).

- **“Friends and family” list/ restrictions on unpaid stays:** Owners, at the time of application, may submit a list of “Family and Friends” that can occupy the short-term rental property as an unpaid guest stay. Unpaid guest stays count as a vacation rental “contract” and guests must adhere to all regulations of the Vacation Rental Ordinance. The list may be updated at the time of application renewal.
- **Restrictions on non-emergency weekend maintenance:** Except for cases of emergencies, repairs and maintenance are not to be performed from 5 PM Friday through 8 AM Monday at homes with vacation rental permits.

Overview of Department of Special Program Compliance related to Vacation Rentals



In 2019, the enforcement function for Vacation Rental Compliance was moved under the Palm Springs Police Department and the administrative functions remained under the newly formed Department of Special Program Compliance.

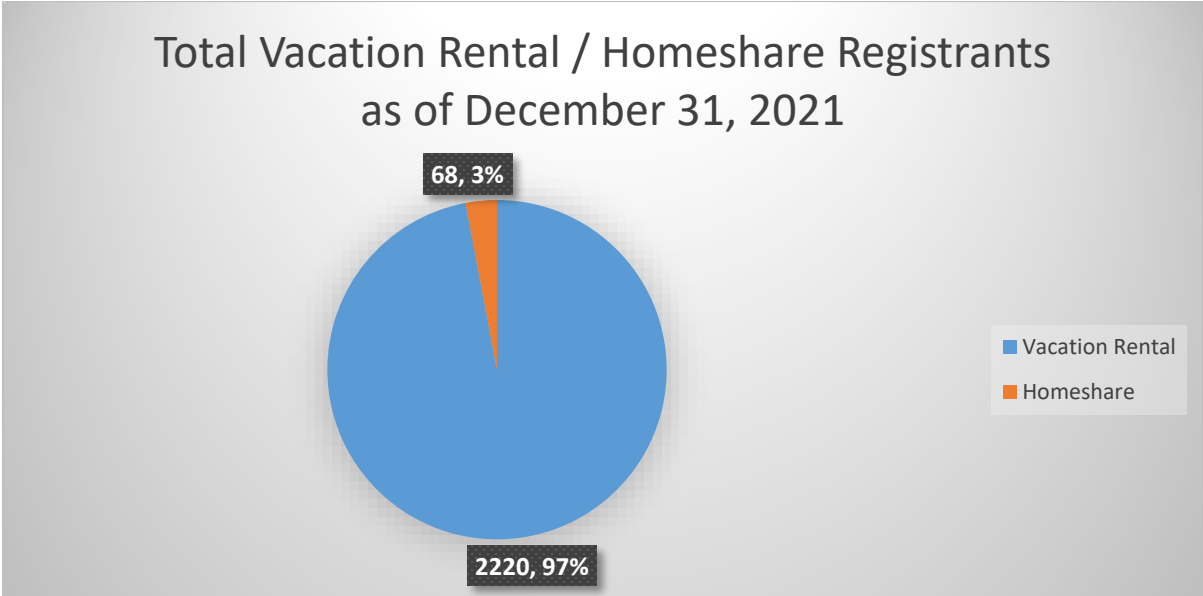
The Department personnel are responsible for:

- Processing new, renewal and transfer permit applications
- Accounts receivable; inspections; Hotline management
- Citation administration
- Operational auditing and reporting
- Providing customer service to Vacation Rental owners and agencies as well as responding to resident inquiries
- Processing the Administrative Citations for unregistered vacation rentals
- Managing the administration of citations by notifying each owner of citations that have been issued against their respective property
- Monitoring compliance pursuant to Palm Springs Municipal Code 5.25.090(b), where after three violations in a twelve-month period, a two-year suspension notice is sent to the owner

The Department prepares staff reports for all Administrative Appeals Board Meetings relating to Vacation Rental violations. These meetings are monthly and usually consist of 3 to 5 hearings. In 2021, 29 citations were issued for operating a Vacation Rental without a certificate. Thirteen of these citations were appealed and all thirteen were upheld.

Registrant Review

As of December 31, 2021, there were 2,288 Vacation Rental and Homeshare registrants. Of those, 2,220 are Vacation Rentals and 68 are considered Homeshares.



Registration by Neighborhood

The following table is a list of registrations by neighborhood as of February 1, 2022.

Neighborhood	2.1.22			Dec 2021	Dec 2020	Dec 2019	Dec 2018	Dec 2017
	VR Count	HH Count	% of VR to HH	VR Count	VR Count	VR Count	VR Count	VR Count
Racquet Club Estates	198	540	36.67%	189	180	174	155	153
Movie Colony East	149	773	19.28%	161	138	143	137	139
Tahquitz River Estates	128	613	20.88%	126	113	119	102	106
Vista Norte	124	1069	11.60%	120	106	99	81	81
Sunrise Park	122	705	17.30%	119	112	101	102	96
Desert Park Estates	98	465	21.08%	93	79	68	52	44
Racquet Club West	95	858	11.07%	98	92	101	87	74
Gene Autry	93	608	15.30%	91	66	63	54	45
Twin Palms	91	329	27.66%	90	78	83	75	73
Demuth Park	89	683	13.03%	91	66	61	47	38
Sonora Sunrise	76	1678	4.53%	76	65	68	56	80
Vista Las Palmas	72	419	17.18%	71	73	77	73	70
Deepwell Estates	63	451	13.97%	64	57	58	51	57
Tahquitz Creek Golf	61	1150	5.30%	60	47	47	42	51
Little Tuscany	60	690	8.70%	60	53	48	48	51
Ranch Club Estates	58	360	16.11%	63	51	48	37	32
Indian Canyons	55	452	12.17%	56	57	57	56	56
Oasis del Sol	53	562	9.43%	52	40	43	40	42
Midtown	49	1036	4.73%	49	47	52	50	57
Upper Westside	48	1247	3.85%	46	32	30	28	32
N/A*	45	7782	0.58%	51	42	38	49	71
Warm Sands	44	479	9.19%	43	42	46	45	48
Los Compadres	44	516	8.53%	38	32	32	28	42
The Movie Colony	43	199	21.61%	33	33	30	31	30
Sunmor	42	142	29.58%	40	42	40	37	35
Old Las Palmas	37	408	9.07%	37	53	41	39	41
El Mirador	33	158	20.89%	33	27	27	22	23
The Mesa	32	277	11.55%	34	33	34	35	30
El Rancho Vista Estates	27	114	23.68%	26	25	28	24	25
Little Beverly Hills	27	178	15.17%	24	24	23	18	18
Baristo	25	1147	2.18%	24	22	25	24	31
Historic Tennis Club	18	518	3.47%	18	19	22	24	25
Andreas Hills	18	753	2.39%	17	15	16	13	12
Araby Commons	15	732	2.05%	14	15	15	14	14
Canyon Corridor	11	1063	1.03%	9	10	7	6	10

Neighborhood	2.1.22 VR Count	HH Count	% of VR to HH	Dec 2021 VR Count	Dec 2020 VR Count	Dec 2019 VR Count	Dec 2018 VR Count	Dec 2017 VR Count
Lawrence Crossley	10	79	12.66%	9	8	4	2	2
Desert Highland/Gateway	10	480	2.08%	9	3	1	1	1
Melody Ranch	10	826	1.21%	10	7	4	4	4
Araby Cove	7	109	6.42%	7	7	15	6	6
Rogers Ranch	7	431	1.62%	7	6	4	6	8
Whitewater Club	5	211	2.37%	4	2	2	3	5
Canyon Palms	5	445	1.12%	5	6	7	7	6
Gateway	1	584	0.17%	1	1	1	1	1
Mountain Gate	0	509	0.00%	0	0	0	1	2
Palm Springs Villa II	0	461	0.00%	0	0	1	1	19
Four Seasons	0	538	0.00%	0	0	0	0	0
Escena	0	587	0.00%	0	0	1	0	0
West Gate PS	0	319	0.00%	0	0	0	0	1
Rimrock	0	61	0.00%	0	0	0	0	1
Total	2298	34794	6.60%	2268	2026	2004	1814	1888

Household data sourced from City's GIS address point data from Riverside County in October 2020.

*El Dorado Palms and Parkview South Belardo are not mapped in the City's GIS system. These are included in the "N/A" row.

There are 10 neighborhoods where at least 17 percent of homes have active Vacation Rental permits. Racquet Club Estates has the highest percentage of Vacation Rental permits at 36.67% (198 out of 540 total households).

Attached to this report as **ATTACHMENT 2** is a heat map of registered Vacation Rental properties in the City.

Attached to this report as **ATTACHMENT 3** is a map of registered vacation rentals in the City.

Contract Summary Review

The Vacation Rental Ordinance requires Owners or Agencies to enter into a written contract with renters and submit a Contract Summary of the contract data to the Department of Special Program Compliance. A review of this data for calendar year 2021 shows that the median number of contracts per property per year for owner-operated properties was 18.6. For agency-operated properties the median number of contracts per property, per year was 18.9.

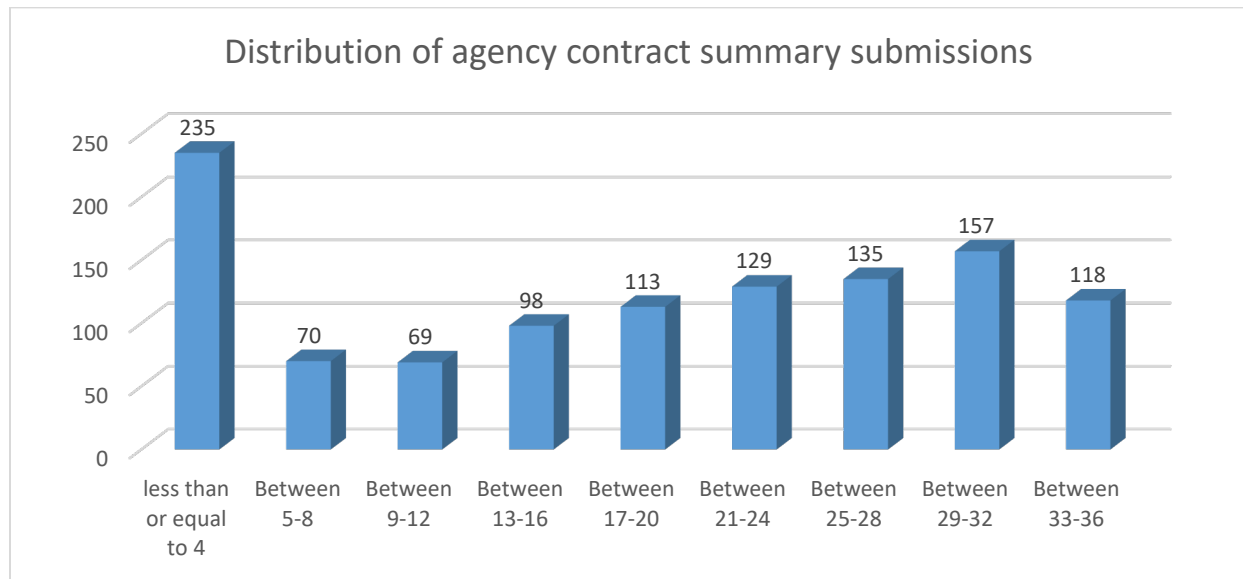
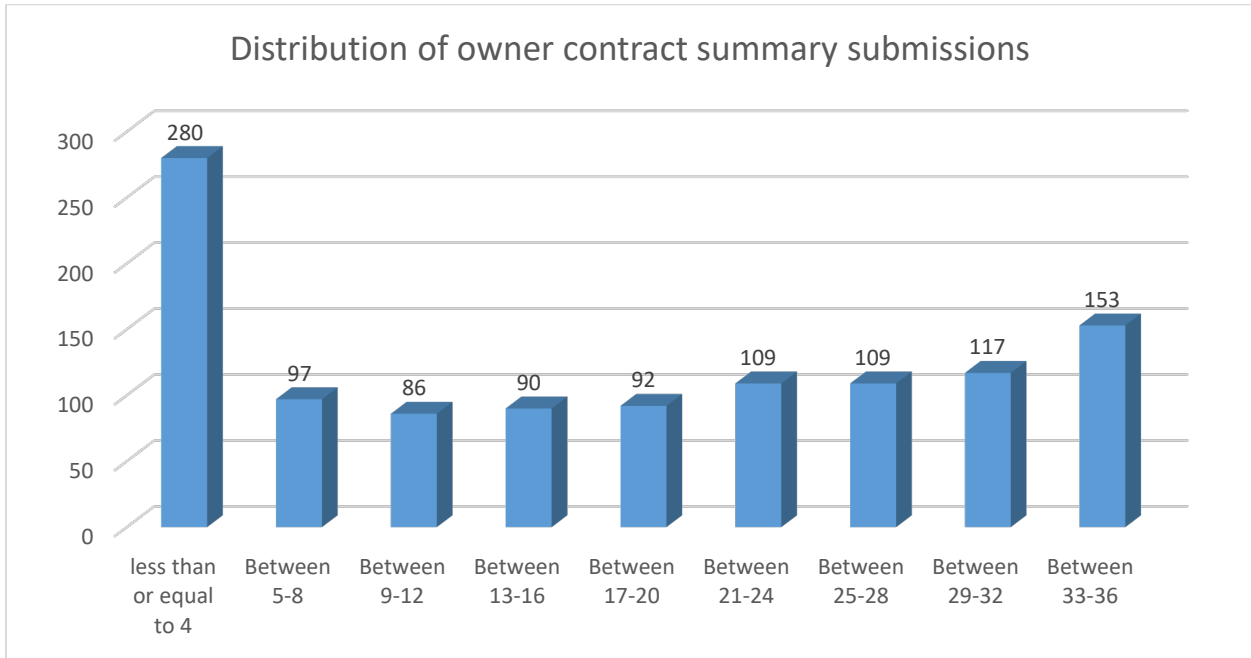
Owner Operated Contract Summary Review

Contract Summaries Submitted by Owner	
Category	Category Total
New Summaries Submitted	23,496
Summaries Canceled	740
Total Remaining Summaries	22,756
Number of Properties Submitting Contracts	1,220
Average Summary per Property	18.65
Median Summary per Property	19
Average Days Length of Stay	5
Average Occupancy (optional entry)	4.69

Agency Operated Contract Summary Review

Contract Summaries Submitted by Agency	
Category	Category Total
New Summaries Submitted	23,515
Summaries Canceled	1,560
Total Remaining Summaries	21,955
Number of Properties Submitting Contracts	1,162
Average Summary per Property	18.89
Median Summary per Property	20
Average Days Length of Stay	5
Average Occupancy (optional entry)	4.68

Contract Summary Distribution



It is important to note the Contract Summary data should not be interpreted as an exact reflection of the number of times a Vacation Rental is rented. Due to user errors (backward dates, incorrect contract number or incorrect year), we have found that there are sometimes duplicate entries, entries not cancelled and even entries missed. The data gives us is an approximate number of contracts used per vacation rental property.

Contract Summary by Neighborhoods

The Department has continued to educate owners and agencies on the importance of submitting accurate Contract Summaries. Since 2019, the Department has conducted quarterly audits to identify individual properties not submitting Contract Summaries. Warning letters are issued to property owners who fail to submit contract summaries, with citations issued for repeated offenders. To date, a total of six properties have been fined \$2,500 and suspended for six months for failure to submit contract summaries.

Contract Summaries by Neighborhood - 2021

Neighborhood	Average	2021 Permit	Total Owner	Total Agency	Total
N/A	29.75	51	991	526	1517
The Movie Colony	26.55	33	316	560	876
Gateway	26.00	1	26	0	26
El Rancho Vista Estates	25.15	26	250	404	654
Desert Park Estates	25.06	93	1437	894	2331
Racquet Club Estates	24.00	189	2066	2470	4536
Desert	23.56	9	134	78	212
Sunmor	23.00	40	496	424	920
Baristo	21.79	24	389	134	523
Deepwell Estates	21.73	64	678	713	1391
Demuth Park	21.63	91	1178	790	1968
Little Beverly Hills	21.04	24	257	248	505
Araby Cove	20.86	7	144	2	146
Twin Palms	20.81	90	1024	849	1873
Gene Autry	20.66	91	1196	684	1880
Sunrise Park	20.41	119	875	1554	2429
Melody Ranch	20.40	10	137	67	204
Oasis del Sol	20.38	52	539	521	1060
Tahquitz River Estates	20.34	126	1160	1403	2563
Canyon Corridor	20.11	9	75	106	181
Vista Las Palmas	19.80	71	505	901	1406
Vista Norte	19.55	120	1038	1308	2346
Movie Colony East	19.45	161	1345	1787	3132
Historic Tennis Club	18.94	18	148	193	341
Los Compadres	18.61	38	294	413	707
Tahquitz Creek Golf	18.50	60	846	264	1110
Racquet Club West	18.18	98	1126	656	1782
Lawrence Crossley	18.11	9	73	90	163
Ranch Club Estates	17.56	63	654	452	1106
Warm Sands	17.09	43	325	410	735
Canyon Palms	17.00	5	50	35	85
Old Las Palmas	16.97	37	364	264	628
El Mirador	16.58	33	169	378	547
The Mesa	16.35	34	221	335	556
Upper Westside	15.85	46	427	302	729
Little Tuscany	15.13	60	318	590	908
Indian Canyons	13.84	56	364	411	775
Araby Commons	13.71	14	81	111	192
Andreas Hills	12.41	17	118	93	211

Midtown	12.04	49	448	142	590
Sonora Sunrise	10.83	76	447	376	823
Whitewater Club	6.75	4	27	0	27
Rogers Ranch	2.43	7	0	17	17
Escena	0.00	0	0	0	0
Four Seasons	0.00	0	0	0	0
Mountain Gate	0.00	0	0	0	0
Palm Springs Villa II	0.00	0	0	0	0
Rimrock	0.00	0	0	0	0
West Gate PS	0.00	0	0	0	0
Total	19.71	2,268	22,756	21,955	44,711

*El Dorado Palms and Parkview South Belardo are not mapped in the City’s GIS system. These are included in the “N/A” row.

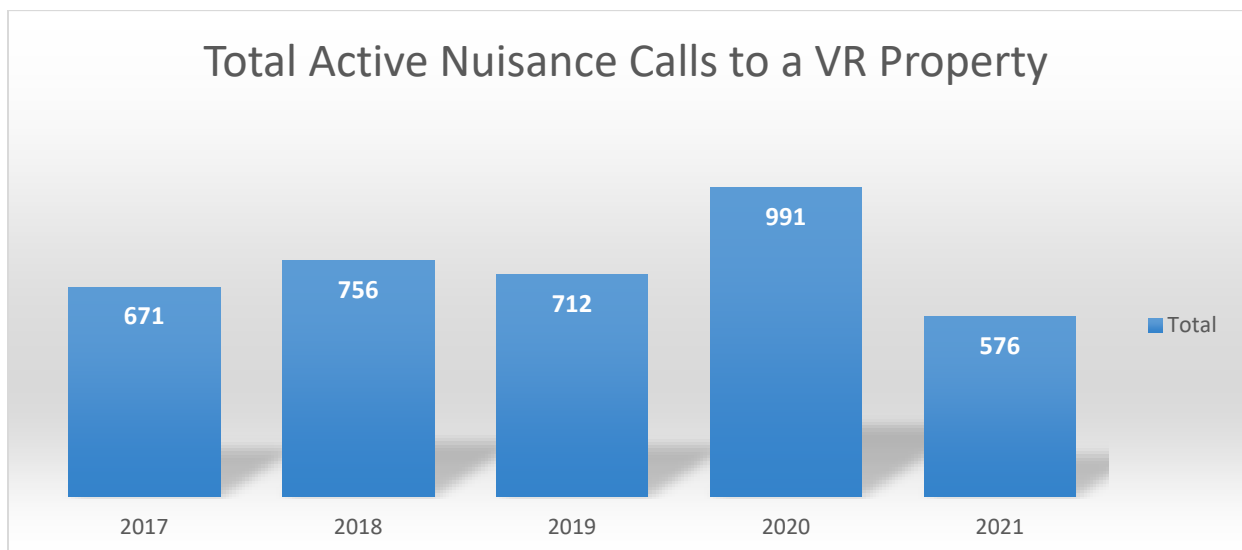
Hotline Review

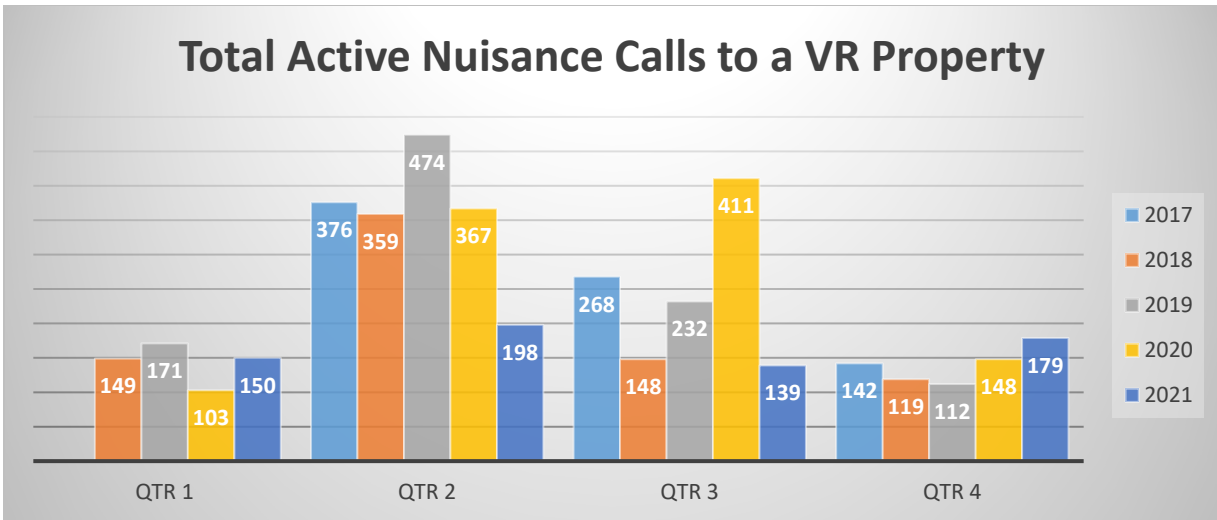
Residents may report active nuisances utilizing the Vacation Rental Hotline. The hotline will record the information and dispatch a Code Compliance Officer to the property.

The Hotline receives three categories of calls:

1. Active nuisance calls regarding a registered Vacation Rental.
2. Active nuisance calls regarding a non-Vacation Rental property.
3. Non-active nuisance calls regarding non-vacation rental issues.

The City receives an average of 974 active nuisance calls to the hotline each year. Of those total calls, 76% are related to Vacation Rentals properties, and 24% are related to non-Vacation Rental properties. For context, in the year 2021 there were a total of 44,711 contract summaries submitted and 733 active nuisance calls (1.7%) to the Vacation Rental hotline, which resulted in 190 administrative citations.





Nuisance Calls to Vacation Rentals by Neighborhood

Active Nuisance Calls to a registered Vacation Rental by Neighborhood

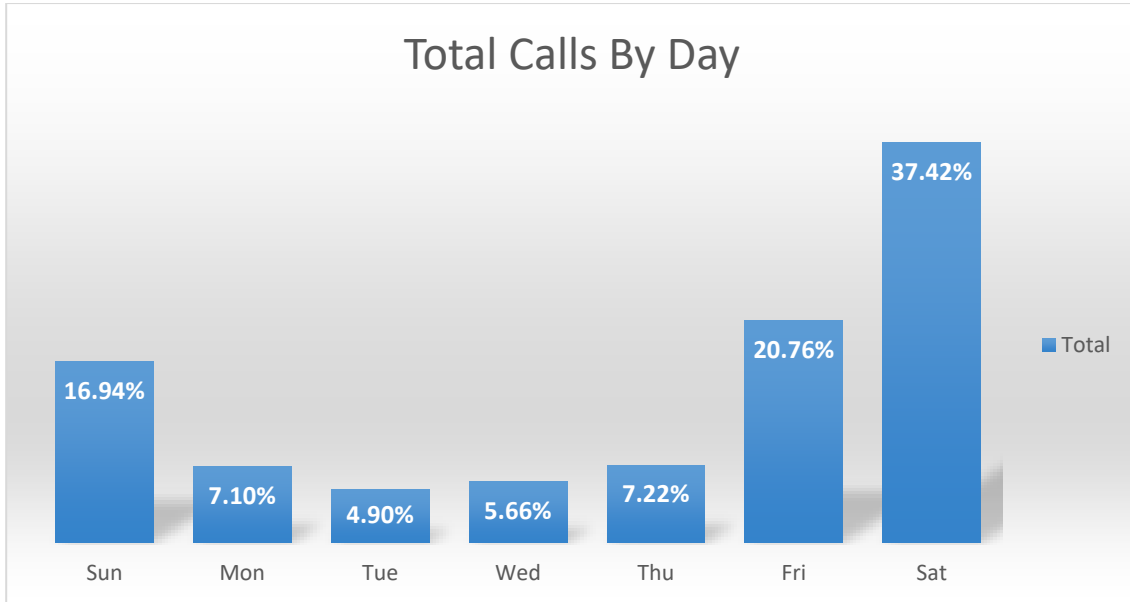
Neighborhood	2021 VR Calls	2020 VR Calls	2019 VR Calls	2018 VR Calls	2017 VR Calls
Andreas Hills	9	12	6	8	16
Araby Commons	2	1	1	0	3
Araby Cove	2	4	8	9	19
Baristo	0	1	0	0	0
Canyon Corridor	3	4	2	3	0
Canyon Palms	1	5	3	6	13
Deepwell Estates	22	64	38	41	19
Demuth Park	17	20	4	7	3
Desert Highland/Gateway	0	0	0	1	0
Desert Park Estates	28	29	36	18	12
El Mirador	8	4	15	8	10
El Rancho Vista Estates	5	3	2	2	2
Escena	0	0	0	0	0
Four Seasons	0	0	0	0	0
Gateway	0	2	0	0	0
Gene Autry	29	65	27	22	14
Historic Tennis Club	1	4	32	21	10
Indian Canyons	11	23	10	8	20
Lawrence Crossley	3	4	0	3	0
Little Beverly Hills	7	13	4	10	10
Little Tuscany	4	13	7	21	3
Los Compadres	19	16	23	21	16
Melody Ranch	0	0	0	0	0

Neighborhood	2021 VR				
	Calls	2020 VR Calls	2019 VR Calls	2018 VR Calls	2017 VR Calls
Midtown	1	4	0	2	2
Mountain Gate	0	0	0	0	0
Movie Colony East	62	92	10	79	64
N/A	21	27	38	19	16
Oasis del Sol	17	32	18	24	34
Old Las Palmas	7	27	16	19	5
Palm Springs Villa II	0	0	0	4	0
Racquet Club Estates	27	64	84	59	63
Racquet Club West	12	19	13	7	9
Ranch Club Estates	12	19	13	11	9
Rimrock	0	0	0	0	0
Rogers Ranch	0	0	1	1	0
Sonora Sunrise	14	20	20	16	16
Sunmor	5	8	9	4	8
Sunrise Park	25	62	29	60	54
Tahquitz Creek Golf	8	14	10	3	9
Tahquitz River Estates	30	53	43	31	40
The Mesa	12	15	22	22	18
The Movie Colony	11	12	10	17	6
Twin Palms	26	54	38	46	55
Upper Westside	25	22	10	20	1
Vista Las Palmas	38	37	37	56	36
Vista Norte	32	81	58	33	35
Warm Sands	19	42	15	14	21
West Gate PS	0	0	0	0	0
Whitewater Club	1	0	0	0	0
Grand Total	576	991	712	756	671

* El Dorado Palms and Parkview South Belardo are not mapped in the City's GIS system. These are included in the "N/A" row.

Calls by Day of the Week

Most calls to the hotline occur between Friday and Sunday, with 75% percent of active nuisance calls occurring over these three days.



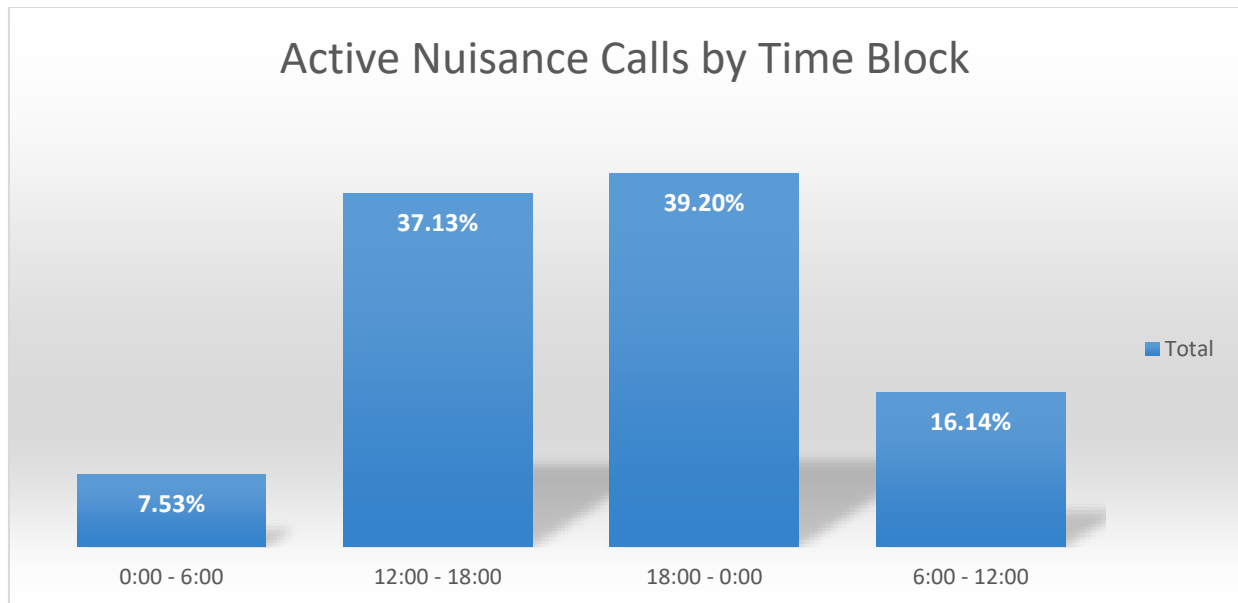
Calls by Time of Day

Calls for active nuisances primarily occur in the afternoon/ evening on Friday to Sunday, but on days like Monday and Tuesday, the calls tend to be earlier. Saturdays account for 37% of the calls, where most of the calls occur between noon and midnight.

Active Nuisance Calls by Time Block

Time Block	Count of Time Block
0:00 - 6:00	367
12:00 - 18:00	1810
18:00 - 0:00	1911
6:00 - 12:00	787
Grand Total	4875

Active Nuisance Calls by Time Block



Day of Week	0:00 - 6:00	12:00 - 18:00	18:00 - 0:00	6:00 - 12:00	Grand Total
Sun	2.95%	5.99%	4.92%	3.08%	16.94%
Mon	0.88%	2.85%	1.70%	1.66%	7.10%
Tue	0.25%	2.05%	1.44%	1.17%	4.90%
Wed	0.10%	2.17%	1.95%	1.44%	5.66%
Thu	0.12%	1.95%	4.08%	1.07%	7.22%
Fri	0.64%	6.54%	11.18%	2.40%	20.76%
Sat	2.58%	15.57%	13.93%	5.33%	37.42%
Grand Total	7.53%	37.13%	39.20%	16.14%	100.00%

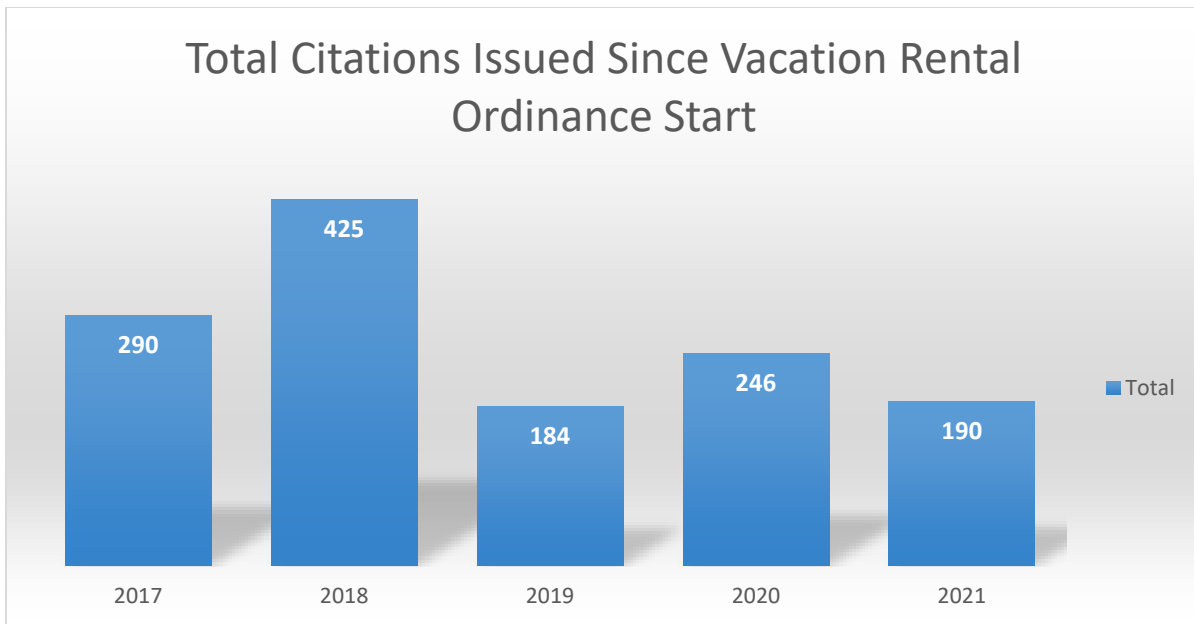
Citation Review

The City provides residents multiple resources to report nuisance concerns regarding Vacation Rentals. The citation data provided reflects citations issued to Vacation Rentals from all sources.

In calendar year 2021, 190 citations were issued by Code Compliance Officers, a decrease of 55% from 2018 and a decrease of 23% from 2020.

Code Compliance Officers issued the most citations in 2018 at 425.

Pursuant to PSMC 5.25.070(g), amplified sound audible at a property line, is the most common violation found by Code Compliance Officers.

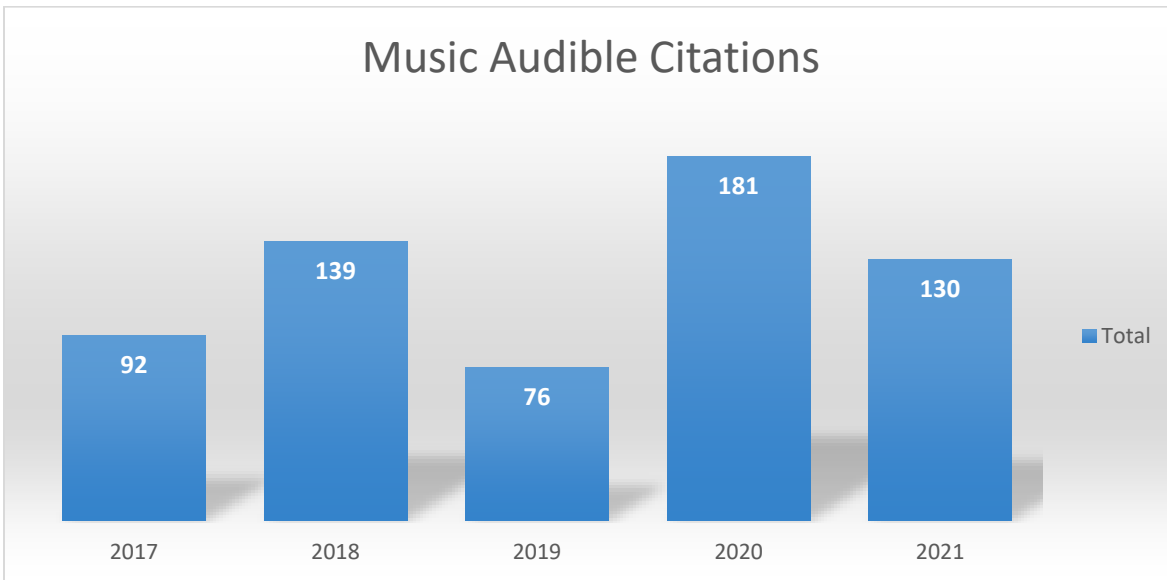


Citations by Neighborhood

Neighborhood	Total 2021 Citations	Total 2020 Citations	Total 2019 Citations	Total 2018 Citations	Total 2017 Citations
Andreas Hills	3	3	1	2	3
Araby Commons	3	2	0	2	3
Araby Cove	0	1	1	7	4
Baristo	1	0	0	6	1
Canyon Corridor	0	0	0	0	3
Canyon Palms	0	0	2	0	1
Deepwell Estates	6	14	8	12	10
Demuth Park	7	8	2	7	8
Desert Highland/Gateway	0	0	2	4	0
Desert Park Estates	12	16	6	7	3
El Mirador	5	1	6	4	3
El Rancho Vista Estates	0	1	2	4	3
Escena	0	1	0	0	2
Four Seasons	0	0	0	0	1
Gateway	0	1	1	1	0
Gene Autry	20	16	10	12	11
Historic Tennis Club	0	3	4	15	12
Indian Canyons	3	7	4	10	6
Lawrence Crossley	0	3	0	3	0
Little Beverly Hills	4	4	1	8	4
Little Tuscany	4	2	3	16	9
Los Compadres	4	1	4	9	8
Melody Ranch	0	0	0	1	1

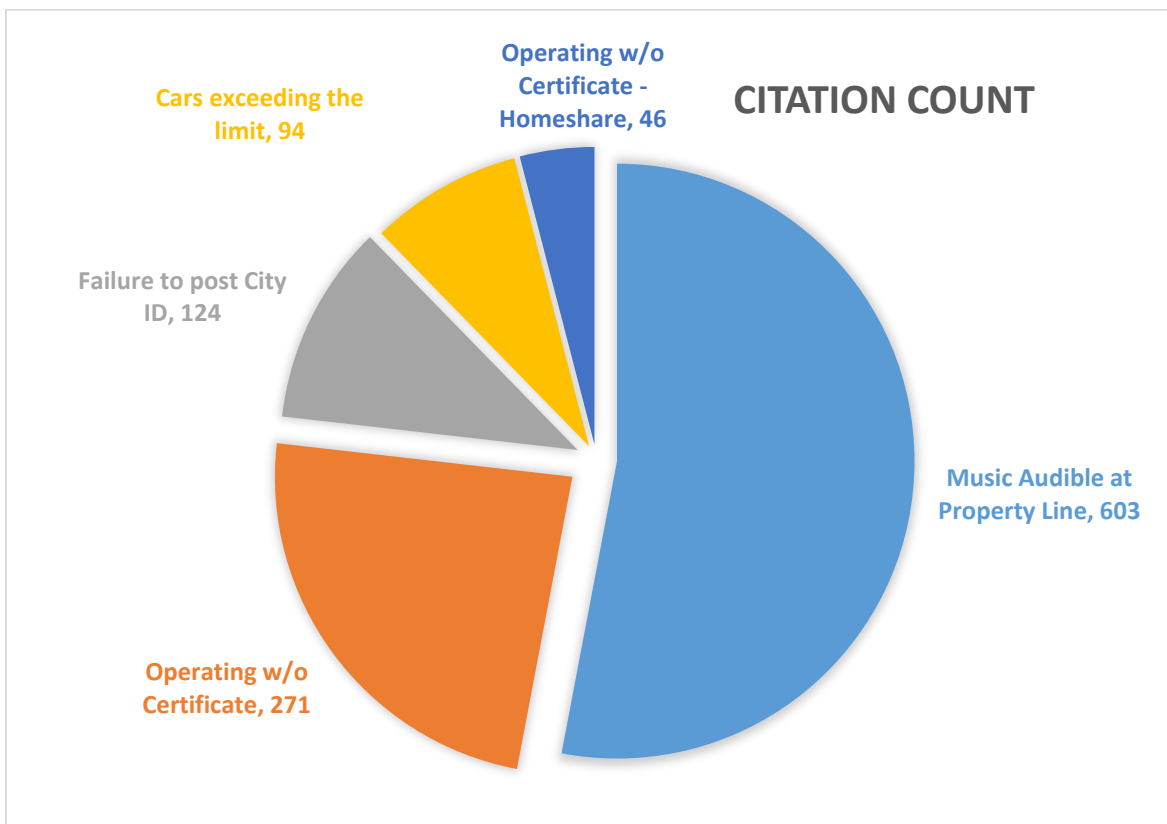
Neighborhood	Total 2021 Citations	Total 2020 Citations	Total 2019 Citations	Total 2018 Citations	Total 2017 Citations
Midtown	0	1	2	9	7
Mountain Gate	1	1	1	2	2
Movie Colony East	23	15	12	14	20
N/A	7	16	6	22	
Oasis del Sol	8	9	1	5	7
Old Las Palmas	0	6	1	3	1
Palm Springs Villa II	1	0	0	5	5
Racquet Club Estates	7	17	19	31	20
Racquet Club West	6	4	4	19	15
Ranch Club Estates	5	7	5	12	2
Rimrock	0	0	1	1	0
Rogers Ranch	1	0	1	3	4
Sonora Sunrise	1	2	7	10	13
Sunmor	0	1	6	3	2
Sunrise Park	6	1	6	21	16
Tahquitz Creek Golf	2	6	3	10	5
Tahquitz River Estates	8	14	10	14	8
The Mesa	1	3	5	12	1
The Movie Colony	0	2	5	5	1
Twin Palms	8	14	7	23	13
Upper Westside	11	5	3	17	3
Vista Las Palmas	7	9	4	24	5
Vista Norte	13	18	15	23	21
Warm Sands	1	12	3	5	11
West Gate PS	0	0	0	0	1
Whitewater Club	1	0	0	2	0
Grand Total	190	247	184	425	279

Citations for Amplified Noise



Music violations are the most frequent type of citation issued. Below is a pie chart showing the top five citation types. Note: If more than one violation was found during the same visit, only one citation was issued.

Top 5 Citation Types



Transient Occupancy Tax

Transient Occupancy Tax (TOT) is a tax collected by an operator from each guest (transient) and subsequently remitted to the City of Palm Springs. The current TOT rate is 11.5% for Vacation Rentals. Commencing July 1, 2021, all Vacation Rental lodging located within the “Visit Greater Palm Springs” (Visit GPS) district are required to pay a 1% Tourism Bureau Improvement District (TBID) assessment on gross rental revenue. The funds collected from Vacation Rentals for the TBID are used specifically for marketing and destination program development.

An overview of the TOT (not including the TBID) for Vacation Rentals from the implementation of Ordinance 1918 through January 2022 is below:

Fiscal Year	TOTAL
2016-2017	\$7,580,033
2017-2018	\$8,352,287
2018-2019	\$9,276,352
2019-2020	\$7,451,890
2020-2021	\$15,366,457
2021-2022 through Jan	\$9,108,577
Total	\$57,135,596

TOT by Month

A monthly breakdown is provided for FY 20/21 and 21/22 (YTD):

Period	Amount
<u>2020-2021 Monthly</u>	
July, 2020	\$1,344,113
August, 2020	\$1,305,005
September, 2020	\$1,220,905
October, 2020	\$1,270,575
November, 2020	\$1,437,679
December, 2020	\$565,424
January, 2021	\$439,297
February, 2021	\$957,167
March, 2021	\$1,676,417
April, 2021	\$2,039,977

Period	Amount
May, 2021	\$1,714,447
June, 2021	\$1,395,451
TOTAL	\$15,366,457
<u>2021-2022 Monthly YTD</u>	
July, 2021	\$1,258,967
August, 2021	\$1,001,451
September, 2021	\$992,960
October, 2021	\$1,180,947
November, 2021	\$1,730,753
December, 2021	\$1,632,765
January, 2022	\$1,310,734
TOTAL YTD	\$9,108,577

Attachment 1 – Ordinance No. 1918



City Council Staff Report

DATE: March 15, 2017

Public Hearing

SUBJECT: CONDUCT PUBLIC HEARING REGARDING SECOND READING AND ADOPTION OF ORDINANCE NO. 1918 "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING CHAPTER 5.25 OF, AND ADDING SECTION 93.23.16 TO, THE PALM SPRINGS MUNICIPAL CODE RELATING TO VACATION RENTALS."

FROM: David H. Ready, City Manager

BY: Douglas Holland, City Attorney

SUMMARY:

The City Council will consider adoption of Ordinance No. 1918, relating to an amendment and restatement of Chapter 5.25 of the Palm Springs Municipal Code and the addition of Section 93.23.16 to the Palm Springs Municipal Code, relating to vacation rentals in the City.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Waive the second reading of the ordinance text in its entirety.
3. Adopt Ordinance No. 1918, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING CHAPTER 5.25 OF, AND ADDING SECTION 93.23.16 TO, THE PALM SPRINGS MUNICIPAL CODE RELATING TO VACATION RENTALS."

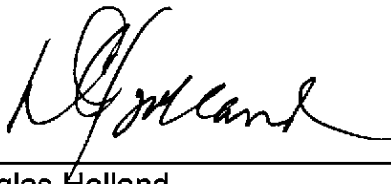
STAFF ANALYSIS:

On February 15, 2017, Ordinance No. 1918 was introduced for first reading and referred to the Planning Commission for hearing, review, and comment. The Planning Commission's hearing will be conducted on March 15, 2017, prior to the Council meeting. The Director of Planning Services will provide a verbal report of the Planning Commission's recommendations at the Council hearing.

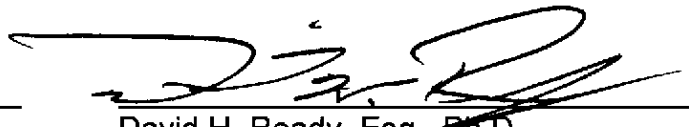
Council Ordinance No. 1907, a prior ordinance of the City that revised the City's regulatory program relating to vacation rentals in the City, had been the subject of a successful referendum and was rescinded on February 15, 2017. The current Ordinance No. 1918, is a new regulatory ordinance that is not essentially the same as

rescinded Ordinance No. 1907. Ordinance 1907's prohibition on multiple ownerships contained an amortization period that would require Owners to dispose of vacation rental properties by the end of the amortization period. As noted above, the new ordinances grandfathers all existing ownerships thereby allowing Owners to continue to operate vacation rental properties they currently own until they sell or otherwise choose to dispose of each property. Ordinance 1907 allowed a maximum of 32 vacation rental contracts per property; this Ordinance allows an additional 4 vacation rental contracts during the summer months. Ordinance 1907 provided exceptions from certain occupancy limitations as applied to estate homes; this Ordinance includes vacation rental estate homes as a use subject to a land use permit coupled with an administrative review before the Planning Commission under certain circumstances. This Ordinance also includes additional requirements on Owners and their agents and representatives, including periodic training and testing, prohibitions on gardening and property maintenance on weekends, requires face to face meetings with a Responsible Party, and securing written acknowledgements of rules and regulations from all guests.

The Council will receive a report from the Director of Planning Services on the recommendation of the Planning Commission, which reviewed the land use permit approach for estate homes used for vacation rentals. In the event the City Council wishes to make revisions to Ordinance No. 1918 after the Council conducts its hearing, The Council should take action on such amendments, reintroduce the ordinance (first reading) and continue the matter to the Council's meeting of April 5, 2017 for adoption. If the Council is satisfied with Ordinance No. 1918 as introduced and attached to this Staff Report, the City Council can adopt Ordinance No. 1918 and it will become effective in 30 days.



Douglas Holland
City Attorney



David H. Ready, Esq., Ph.D.
City Manager

Attachments:

Ordinance No. 1918

ORDINANCE NO. 1918

AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING CHAPTER 5.25 OF, AND ADDING SECTION 93.23.16 TO, THE PALM SPRINGS MUNICIPAL CODE RELATING TO VACATION RENTALS.

City Attorney's Summary

This Ordinance amends and restates in full the City's adopted Vacation Rental Ordinance. This Ordinance imposes additional restrictions on occupancy and use of vacation rental properties in Palm Springs different and complimentary to restrictions initially included in Ordinance No. 1907, and provides additional enforcement oversight.

The City Council of the City of Palm Springs ordains:

SECTION 1. Chapter 5.25 of the Palm Springs Municipal Code is amended to read:

**Chapter 5.25
VACATION RENTALS**

5.25.010 Title.

This Chapter shall be referred to as the "Vacation Rental Ordinance."

5.25.020 Findings.

The City Council finds and determines as follows:

(a) The primary use of single-family and multi-family dwelling units in the City of Palm Springs is the provision of permanent housing for full time and part time residents of the City who live and/or work in the City. Vacation Rentals and Homesharing are not uses specifically recognized in the City's Zoning Ordinance, nor are these uses expressly identified as uses permitted in single-family or multi-family zones. Vacation Rentals and Homesharing are similar in character and use as hotels and other commercial short term uses and can only be permitted in single-family or multi-family zones if such uses are ancillary and secondary to the residential use of property. This Ordinance confirms Vacation Rentals and Homesharing as ancillary and secondary uses of residential property in the City.

(b) The purpose of this Chapter is to establish a regulatory program for Vacation Rental and Homesharing lodging, with appropriate standards that regulate vacation rental of residential property, minimize adverse effects of vacation rental uses on surrounding residential neighborhoods, ensure that vacation rentals and homesharing are ancillary and secondary uses of residential property consistent with the provisions of

the City's Zoning Ordinance, preserve the character of neighborhoods in which Vacation Rental and Homesharing uses occur, and provide an administrative procedure to preserve existing visitor serving opportunities and increase and enhance public access to areas of the City and other visitor destinations.

(c) Limiting Vacation Rental and Homesharing lodging to single-family dwelling units subject to the regulations provided in this Chapter and prohibiting Vacation Rental and Homesharing lodging in apartments will safeguard, preserve, and protect residential housing stock in the City.

(d) The adoption of a comprehensive code to regulate issuance of, and attach conditions to, Registration Certificates for Vacation Rental and Homesharing lodging within single-family residential neighborhoods and the related use of residential property preserves the public health, safety, and welfare. This Chapter provides a permitting process and imposes operational requirements consistent with the ancillary and secondary status of Vacation Rentals and Homesharing, for the purpose of minimizing the potential adverse impacts of transient uses on residential neighborhoods.

(e) This Chapter is not intended to regulate hotels, motels, inns, time-share units, or non-vacation type rental arrangements including, but not limited to, lodging houses, rooming houses, convalescent homes, rest homes, halfway homes, or rehabilitation homes.

5.25.030 Definitions.

For purposes of this Chapter, the following words and phrases shall have the meaning respectively ascribed to them by this Section:

"Apartment" means (a) a residential unit in a multi-family development of two (2) dwelling units where both dwelling units are rented or leased for occupancy as a residence for individual families, and (b) a residential unit in a multi-family development of three (3) or more dwelling units.

"Applicant" means the Owner.

"Bedroom" means an area of a Vacation Rental normally occupied and being heated or cooled by any equipment for human habitation, which is 120 square feet and greater in size, consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window, and contains a built-in closet.

"Business Entity" means a corporation, partnership, or other legal entity that is not a natural person or a personal or family trust or a limited liability company consisting solely of natural persons.

"Change of Property Ownership" means the transfer of title from one person to another.

“Cluster or Compound” means any two or more Vacation Rentals that operate on a unified or shared basis where residents of such Vacation Rentals have exclusive access to more than one Vacation Rental and/or the facilities of such Vacation Rentals, including by way of example, a swimming pool, tennis court, or cooking facilities.

“Contract” means an agreement or evidence of any tenancy that allows or provides for the vacation rental of property.

“Daytime occupancy” means the hours between 10:00 am and 10:00 pm. “Daytime occupants” mean the guests who may occupy a Vacation Rental during a daytime occupancy.

“Enforcement Official” means the City Manager, the Police Chief, the Fire Marshall, the Building Official, or one or more of their respective designees.

“Exclusive listing arrangement” means a written agreement between an Owner and an agent or representative where the agent or representative has the sole and exclusive right to rent or lease a Vacation Rental unit to any person and the Owner is prohibited from renting or leasing the Vacation Rental unit except through the Owner’s agent or representative.

“Estate Home” means a single family dwelling with five or more bedrooms located on property zoned R-1-B, R-1-A, R-1-AH, or G-R-5.

“Good cause” for the purposes of denial, suspension, revocation, imposition of conditions, renewal, and reinstatement of a Vacation Rental Registration Certificate, means (1) the Applicant, Owner, the Owner’s Agent, or the Local Contact Person has failed to comply with any of the terms, conditions, or provisions of this Chapter or any relevant provision of this Code, State law, or any rule or regulation promulgated thereunder; (2) the Applicant, Owner, Owner’s Agent, or Local Contact Person has failed to comply with any special conditions that were placed upon the Vacation Rental Registration Certificate by the Enforcement Official; or (3) the Vacation Rental has been operated in a manner that adversely affects the public health or welfare or the safety of the immediate neighborhood in which the Vacation Rental is located.

“Good Neighbor Brochure” means a document prepared by the Enforcement Official that summarizes general rules of conduct, consideration, and respect, including without limitation provisions of the Palm Springs Municipal Code applicable to or expected of guests to the City.

“Homeshare Interest” means a portion of an Owner’s home that is subject to homesharing as provided in this Chapter.

“Homesharing” means an activity whereby the Owner hosts visitors in the Owner’s home, for compensation, for periods of twenty-eight (28) consecutive days or less, while the Owner lives on-site and in the home, throughout the visitor’s stay.

“Hotline” means the telephonic service operated by or for the City for the purpose of receiving complaints regarding the operation of any Vacation Rental and the forwarding of such complaints to the appropriate city enforcement officials or, if applicable, the Local Contact Person. For the purposes of this Chapter, the term “Hotline” also includes any contact in person or by telephone, email, digital or electronic communication, or correspondence of any kind to and/or from any Enforcement Official.

“Local contact person” means the Owner, a local property manager, or agent of the Owner, who is available twenty-four hours per day, seven days per week for the purpose of responding in-person within thirty (30) minutes to complaints regarding the condition, operation, or conduct of occupants of the Vacation Rental, or any agent of the Owner authorized by the Owner to take remedial action and who responds to any violation of this code.

“Owner” means the natural person or persons who is/are the owner of record of the Property. The term “Owner” also includes a personal or family trust consisting solely of natural persons and the trustees of such trust or a limited liability company and the members of such company, insofar as the disclosure requirements pursuant to Section 5.25.085 are satisfied. The term “Owner” does not include a Business Entity.

“Property” means a residential legal lot of record on which a Vacation Rental is located.

“Rental Term” means the period of time a Responsible Person rents or leases a Vacation Rental.

“Responsible Person” means an occupant of a Vacation Rental who is at least twenty-five (25) years of age and who shall be legally responsible for compliance of all occupants of the unit and/or their guests with all provisions of this Chapter and/or this code.

“Third Quarter” means the entire months of July, August, and September in one calendar year.

“Vacation Rental” means a single-family dwelling, or any portion thereof, utilized for occupancy for dwelling, lodging, or sleeping purposes without the Owner being present for a period of twenty-eight (28) consecutive days or less, other than ongoing month-to-month tenancy granted to the same renter for the same unit, occupancy of a time-share basis, or a condominium hotel as defined in Section 91.00.10 of this Code. The term “vacation rental” is synonymous with “short term rental” and “transient use” and does not include homesharing.

“Vacation Rental Registration Certificate” or “Registration Certificate” means the annual permit and/or a registration for a Vacation Rental or a Homeshare Interest issued by the City pursuant to this Chapter.

5.25.040 Registration Certificate Required.

(a) The operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited.

(b) A Vacation Rental Registration Certificate shall not be issued to any Business Entity other than a limited liability company. A natural person, limited liability company, or personal or family trust shall not maintain any financial interest in more than one Vacation Rental. For this purpose, financial interest includes both legal and beneficial ownership as well as any arrangement that provides for receipt of any portion of the revenues generated by the Vacation Rental. An Owner shall only be issued, and can only maintain, one Vacation Rental Registration Certificate at any time.

(c) The provisions of Subsection (b) of this Section shall not apply to or be enforced against any Owner who operates a Vacation Rental pursuant to a valid Vacation Rental Registration Certificate issued prior to January 10, 2017 and shall only apply to each specific Vacation Rental owned by such Owner as of January 10, 2017 and only so long as such Owner for each Vacation Rental complies with the provisions of this Code. The purpose of this exception is to afford current owners of vacation rental property a reasonable opportunity to recoup costs reasonably invested for vacation rental use and which may not have been recouped during the period of vacation rental use and which cannot be recouped once the vacation rental use is terminated.

(d) Each Owner of a Vacation Rental who rents, exchanges, trades, gifts, or grants such Vacation Rental for a period of twenty-eight (28) consecutive days or less shall fully comply with all provisions of this Chapter related to the use and occupancy of a Vacation Rental, and the operational requirements, provided in this Chapter. Each rental, exchange, trade, gift, and grant of a stay of less than twenty-eight (28) days shall count as one Contract.

(e) No Owner of residential property in the City shall rent any Homeshare Interest for a period of twenty-eight consecutive days or less without a valid Rental Registration Certificate for Homesharing pursuant to this Chapter for such Homesharing Interest.

(f) A copy of the current Registration Certificate as issued by the City and the maximum number of guests allowed on the premises shall be displayed in a clear and legible manner in a conspicuous and easily accessible location in the unit and on all advertising related to each Vacation Rental or Homesharing Interest, including without limitation, web based advertising, hosting platform, print media, and television.

(g) The issuance and or renewal of a Registration Certificate shall be deemed evidence that the holder of such Registration Certificate has registered a vacation rental

property with the City and that the holder acknowledges the holder's obligation to comply with all provisions of this Chapter and the Code. The issuance of a Registration Certificate shall not be construed as bestowing or granting any vested right or entitlement.

5.25.050 Agency.

(a) An Owner may retain an agent with an exclusive listing arrangement or a representative to assist in the compliance with the requirements of this Chapter, including, without limitation, the filing of a complete Vacation Rental registration the management of the Vacation Rental unit or units, and compliance with the requirements of this Chapter including the collection and payment to the City of all transient occupancy taxes due and payable on the Vacation Rental unit. The Owner and any such agent or representative of Owner must have the authority to evict any tenant, resident, or guest permitted to reside at the Vacation Rental for violation of any provision of this Chapter or regulation thereof. Except as provided in Subsection (b) of this Section and notwithstanding any agency relationships between an Owner and an agent or representative, the Owner of the Vacation Rental unit or units shall execute all applications and documentary requirements as provided in this Chapter and shall remain responsible for compliance with the provisions of this Chapter. The failure of an agent to comply with this Chapter shall not relieve the Owner of the Owner's obligations under the provisions of this Chapter.

(b) In the event an Owner enters into an exclusive listing arrangement, the Vacation Rental registration certificate may be secured, and the transient occupancy registration certificate requirements provided in this Chapter may be performed, by the agent or representative and not by the Owner; however, the agent or representative shall separately account all revenues and costs on a per property basis, including without limitation transient occupancy taxes and the gross rent amounts used to calculate such taxes.

5.25.060 Vacation Rental Registration Requirements.

(a) Prior to use of a property as a Vacation Rental, and annually thereafter, the applicant shall register the property as a Vacation Rental with the City on a registration form furnished by or acceptable to the Enforcement Official and signed by the applicant under penalty of perjury. Each application shall contain the following information:

(1) The name, address, and telephone number of the Owner of the unit for which the Vacation Rental registration certificate is to be issued. The name, address and telephone numbers of any other natural persons, limited liability companies or personal or family trusts that hold any financial interests in the Vacation Rental as well as copies of legal documents creating such financial interests.

- (2) The name, address, and telephone number of the exclusive listing agent, if any, of the Owner of the unit.
- (3) The name, address, and twenty-four-hour telephone number of the Local Contact Person and verification that the Local Contact Person can respond in-person to the site of the Vacation Rental within thirty (30) minutes. The Local Contact Person may only use the address of the Vacation Rental if the Local Contact Person will be present at the unit for the duration of each Contract.
- (4) The address of the residential property proposed to be used as a Vacation Rental.
- (5) The number of bedrooms and the applicable overnight and daytime occupancy limit of the unit consistent with the provisions of Section 5.25.070 (c).
- (6) Evidence of a valid business license issued by the City for the separate business of operating Vacation Rentals or submission of a certificate that Owner is exempt or otherwise not covered by the City's Business Tax Ordinance (Division II, Title 3 of the Palm Springs Municipal Code) for such activity.
- (7) Evidence of a valid transient occupancy registration certificate issued by the City for the Vacation Rental unit.
- (8) Acknowledgement of receipt and inspection of a copy of all regulations pertaining to the operation of a Vacation Rental.
- (9) Executed indemnification and hold harmless agreement in a form approved by the City Attorney, agreeing to indemnify, save, protect, hold harmless, and defend the City of Palm Springs, the City Council of the City of Palm Springs, individually and collectively, and the City of Palm Springs representatives, officers, officials, employees, agents, and volunteers from any and all claims, demands, damages, fines, obligations, suits, judgments, penalties, causes of action, losses, liabilities, or costs at any time received, incurred, or accrued as a result of, or arising out of Owner's actions or inaction in the operation, occupancy, use, and/or maintenance of the Property.
- (10) Evidence of insurance coverage as required under Section 5.25.070(t) of this Chapter.

(11) Completion of building, fire, and safety inspection and completion of any corrections identified by an Enforcement Official. Such inspections shall include a review of the premises for compliance with the operational requirements of this Chapter, including without limitation determining the total number of qualified bedrooms.

(12) Written acknowledgement in a form approved by the Enforcement Official that there are no covenants or other deed restrictions on the property that prohibit or limit the use of the property as a Vacation Rental. The Enforcement Official may accept a written consent from the governing board of a homeowners' association with jurisdiction over the property in satisfaction of this requirement.

(13) Such other information as the Enforcement Official deems reasonably necessary to administer this Chapter.

(b) The registration of a Vacation Rental shall be accompanied by a fee established by resolution of the City Council; provided, however, the fee shall be no greater than necessary to defer the cost incurred by the City in administering the provisions of this Chapter.

(c) A Vacation Rental registration certificate shall be denied if a registration certificate for the same unit and issued to the same Owner has previously been revoked pursuant to Section 5.25.090. The denial of a registration certificate for any reason may be appealed in accordance with to the provisions of Chapter 2.50 of the Municipal Code.

(d) Upon Change of Property Ownership, the Registration Certificate shall expire and the property shall not be used as a Vacation Rental until the new or successor Owner is issued a Vacation Registration Certificate for the property. The provisions of Section 5.25.040(b) shall be applicable to any such new or successor Owner. In the event of a change in agent or the occurrence of any other material fact set forth in the annual registration, a new registration for a Vacation Rental shall be required to continue operation of the Vacation Rental and within seven days of said change the Owner or his or her exclusive listing agent shall submit the required registration and fee.

(e) The Owner or his or her exclusive listing agent shall cancel the Vacation Rental Registration Certificate within seven (7) days of the date the Vacation Rental is sold or otherwise disposed of or after an event that results in the unit no longer in use as a Vacation Rental.

(f) Each applicant for a Registration Certificate, including without limitation the Owner and the Owner's agent and/or representative, shall annually attend and/or participate in an educational program devised and administered by the City Manager for the purpose of training applicants for vacation rental registration certificates, or renewals

thereof, on their respective roles and responsibilities in the successful administration and compliance with the City's Vacation Rental program. Each applicant shall annually take a test prepared and administered by the City Manager regarding each applicant's role and responsibilities in the Vacation Rental Program and Registration Certificates will not be issued or renewed until the applicant has successfully passed such test.

5.25.070 Operational Requirements and Standard Conditions.

(a) The Owner shall use reasonably prudent business practices to ensure that the Vacation Rental unit complies with all applicable codes regarding fire, building and safety, health and safety, and all other relevant laws.

(b) No more than thirty-two (32) Contracts for Vacation Rental use of a property shall be allowed or provided in any calendar year; however, up to four (4) additional Contracts shall be allowed or provided for the Third Quarter of a calendar year so long as the entire term of each such Contract occurs during such Third Quarter. A Contract includes any occupancy of a property subject to a Vacation Rental registration certificate by persons other than the Owner when the Owner is not present during such occupancy, regardless of whether compensation is paid for such occupancy or whether occupancy is evidenced in an agreement or document.

(i) In the event the number of fully executed and enforceable Contracts for a Vacation Rental of a property for calendar year 2017 exceed the Contract limitations provided above as of February 15, 2017, such limitations shall not apply; however, no new or additional Contracts for such property shall be allowed for calendar year 2017.

(ii) For the first year a Vacation Registration Certificate is in effect, the thirty-two (32) contract limit shall be prorated based on the number of months that elapse prior to the subsequent calendar year and in the event any portion of the Third Quarter occurs during the first year a Vacation Registration Certificate is in effect, the four (4) additional Contracts may be used during such Third Quarter.

(iii) Notwithstanding the restrictions imposed by this Subparagraph, the Owner at the time an application or renewal is submitted can designate and file with the Enforcement Official the names of up to five (5) persons who may occupy the Vacation Rental unit at no cost and without requiring the presence of the Owner on the premises of the Vacation Rental. Each such occupancy shall fully comply with all other provisions of this Chapter.

(c) The Owner shall limit overnight occupancy of the Vacation Rental unit to a specific number of occupants, with the maximum number of occupants as no more than two (2) persons per bedroom within each Vacation Rental unit and a maximum of no more than eight (8) persons total within the Vacation Rental unit, except that Owner may allow up to two (2) minor children, age 12 or under, to occupy the Vacation Rental in addition to the maximum number of occupants otherwise provided in this Subsection.

The number of bedrooms in a Vacation Rental shall be verified by the Enforcement Official using County Assessor and/or City Building records and/or a physical inspection of the premises, prior to the issuance of a Registration Certificate. The Owner may also allow up to four (4) daytime occupants in addition to the total number of guests allowed for overnight occupancy pursuant to this Subsection. No more than one (1) automobile per bedroom shall be allowed for each Vacation Rental. Advertising and/or renting one or more Vacation Rentals as part of a cluster or compound is prohibited.

(d) The Owner of an Estate Home shall be exempt from the limitations of Subsection (c) of this Section for up to two (2) additional bedrooms for housing to accommodate no more than two (2) persons for each additional bedroom approved pursuant to the Exemption up to a maximum of twelve (12) guests and up to two (2) minors age twelve (12) and under.

(e) During the Rental Term each Vacation Rental unit is rented, the Owner, his or her agent, and/or the Local Contact Person designated by the Owner, after being contacted by the Enforcement Official, shall be available twenty-four hours per day, seven days per week, for the purpose of (1) responding by telephone within fifteen (15) minutes of complaints from or through the Hotline and (2) responding in-person within thirty (30) minutes to any additional or successive complaints regarding the condition, operation, or conduct of occupants of the Vacation Rental.

(f) The Owner shall use reasonably prudent business practices to ensure that the occupants and/or guests of the Vacation Rental unit do not create unreasonable noise disturbances, engage in disorderly conduct, or violate provisions of the Municipal Code or any state law.

(g) Notwithstanding the provisions of Section 11.74.043, any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall be conducted within a fully enclosed Vacation Rental unit and shall not be audible at the property line of the Vacation Rental.

(h) Prior to occupancy pursuant to each separate occasion of rental of a Vacation Rental, the Owner or the Owner's agent or representative shall enter into a written Contract with a Responsible Person where (1) the Responsible Person will provide the Responsible Person's name, age, address, and a copy of a government issued identification; (2) establishes and sets out the terms and conditions of the Contract, including without limitation occupancy limits, noise prohibitions, and vehicle parking requirements; (3) requires the Responsible Person to acknowledge and agree that he or she is legally responsible for compliance of all occupants of the Vacation Rental or their guests with all provisions of this Chapter and/or the Municipal Code; (4) the Owner or the Owner's Agent provides a copy of the "Good Neighbor Brochure" to the Responsible Person; (5) the Responsible Person provides a list of all guests by name; and (6) the Responsible Person provides a list of all guests' vehicles, including license plate numbers. Each Contract shall be maintained by the Owner or the Owner's Agent for a minimum of four (4) years and shall be readily available for inspection upon request of

the Enforcement Official. A summary or abstract of the written Contract, in a form approved by the Enforcement Official, shall be filed with the Enforcement Official prior to occupancy, in a manner approved by the Enforcement Official, and shall be posted in a conspicuous location on the Vacation Rental property and shall be made available on site at the request of an Enforcement Official.

(i) The Enforcement Official shall be the first responder and have primary responsibility for the enforcement of this Chapter. In the event the Enforcement Official notifies the Owner, or his or her agent, the Owner, or his or her agent, that the responsible person, including any occupant and/or guest of the Vacation Rental unit, has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of provisions of the Municipal Code or any state law, shall promptly respond in a timely and appropriate manner to prevent a recurrence of such conduct by those occupants or guests, and evict one or more of the guests when requested by the Enforcement Official. For the purpose of this Subsection and Subsection (j) below, the phrase "in a timely and appropriate manner" shall mean in-person contact within thirty (30) minutes for any call from the Enforcement Official.

(j) Failure of the Owner or his or her agent to respond to calls or complaints regarding the condition, operation, or conduct of occupants of the Vacation Rental in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this Chapter. It is not intended that an Owner, agent, or Local Contact Person act as a peace officer or place himself or herself in an at-risk situation.

(k) Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the collectors and between the hours of five a.m. and eight p.m. on scheduled trash collection days. The Owner of the Vacation Rental unit shall use reasonably prudent business practices to ensure compliance with all the provisions of Chapter 6.04 of the Municipal Code (Waste Disposal and Diversion), and shall provide "walk-in service" or as may otherwise be approved by the Enforcement Official.

(l) All home repairs (external and internal), garden and yard maintenance, and pool cleaning and maintenance shall not be performed between the hours of 5:00 pm on Friday through 8:00 am on Monday, except in the case of an emergency or the occurrence of an unexpected event that reasonable warrants a timely or immediate response. Repairs and maintenance shall not be scheduled in advance to occur during the days and time specified in this subsection.

(m) The Owner or the Owner's agent or representative shall meet the Responsible Party in person at the Vacation Rental or the Owner's or Owner's agent's office prior to, or within twenty-four (24) hours of, the commencement of the occupancy and verbally explain and describe all rules and regulations applicable to the use of the property as a Vacation Rental and the responsibilities of the Responsible Party to the neighbors and the City as well as the Owner. The Owner shall secure the signature of the Responsible Party and all adult guests to a statement of rules and regulations prepared by the City

Manager prior to or within twenty-four (24) hours of the arrival of the guest at the Vacation Rental.

(n) The Owner of the Vacation Rental unit shall post a copy of the Registration Certificate and a copy of the conditions set forth in this Section, including all rules and regulations applicable to the use of the property as a Vacation Rental, on the inside of the front door and the primary door to the backyard or in a conspicuous location near each such door.

(o) The Owner shall provide each occupant of a Vacation Rental with the following information prior to occupancy of the unit and/or post such information in a conspicuous place within the unit:

(1) The name of the managing agency, agent, rental manager, Local Contact Person, or Owner of the unit, and a telephone number at which that party may be reached on a twenty-four-hour basis;

(2) The maximum number of occupants permitted to stay in the unit;

(3) The trash pick-up day and applicable rules and regulations pertaining to leaving or storing trash or refuse on the exterior of the property;

(4) Notification that any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall only be operated within a fully enclosed Vacation Rental unit and shall not be audible at the property line of the Vacation Rental;

(5) Notification that the occupant may be cited or fined by the City and/or immediately evicted by the Owner pursuant to state law, in addition to any other remedies available at law, for creating a disturbance or for violating any provision of this Chapter;

(6) Notification that failure to conform to the occupancy requirements of the Vacation Rental unit is a violation of this Chapter;

(7) A copy of this Chapter of the Palm Springs Municipal Code, as may be amended from time to time.

(p) The use of a Vacation Rental unit shall not violate any applicable conditions, covenants, or other restrictions on real property.

(q) The Owner shall comply with all provisions of Chapter 3.24 of the Municipal Code concerning transient occupancy taxes, including, but not limited to, submission of a monthly return for each Vacation Rental in accordance with Section 3.24.080. The monthly return shall be filed each month regardless of whether the Vacation Rental unit was rented or not during each such month.

(r) The City Manager shall have the authority to impose additional standard conditions, applicable to all Vacation Rental units or identifiable classes of Vacation Rentals, as necessary, to achieve the objectives of this Chapter. A list of all such additional standard conditions shall be maintained and on file in the Office of the City Clerk and such offices as the City Manager designates.

(s) Notwithstanding the provisions of Subsection (p) above, upon a determination of Good Cause, the City Manager may impose additional or special standards or requirements for placement or imposition of special conditions or performance standards for Owners, Owner's Agents, Local Contact Persons, and their affected Vacation Rentals. (r) The standard conditions may be modified by the Enforcement Official upon request of the Owner or his or her agent based on site-specific circumstances for the purpose of allowing reasonable accommodation of a Vacation Rental. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to a property such that, if the requirement is not modified, reasonable use of the property for a Vacation Rental would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of to the standard conditions shall not further exacerbate an already existing problem.

(t) The City Manager shall have the authority to establish administrative rules and regulations, which may include, but are not limited to, registration conditions, reporting requirements, inspection frequencies, enforcement procedures, advertising restrictions, disclosure requirements, or insurance requirements, consistent with the provisions of this Chapter, for the purpose of implementing, interpreting, clarifying, carrying out, furthering, and enforcing the requirements and the provisions of this Chapter. No person shall fail to comply with any such regulation. A copy of such administrative rules and regulations shall be on file in the Office of the City Clerk.

(u) Owner shall procure, maintain, and pay premiums for commercial insurance policies that cover short term rental of property for each Vacation Rental with minimum limits as may be established by the City Manager from time to time.

(v) Owner shall annually secure a building and fire and safety inspection prior to renewal of the Vacation Registration Certificate.

5.25.075 Specific Prohibitions.

(a) No person or entity shall offer or provide an Apartment, or any portion thereof, for rent for 28 consecutive days or less to any person.

(b) No person or entity shall maintain any advertisement of a Vacation Rental that is in violation of any provision of this Chapter.

(c) No person, including without limitation, an apartment owner, an apartment manager, or a representative of the apartment owner or manager, shall evict any tenant or otherwise terminate a lease for the purpose of converting an apartment to a vacation rental or in anticipation of converting an apartment to a vacation rental. In addition to any other remedy provided under the Palm Springs Municipal Code, failure to comply with this provision may be asserted as an affirmative defense in an action brought by or on behalf of the apartment owner, apartment manager, or representative to recover possession of the unit. Any attempt to recover possession of a unit in violation of this Ordinance shall render the apartment owner, apartment manager, or representative liable to the tenant for actual or punitive damages, including damages for emotional distress, in a civil action for wrongful eviction. The tenant may seek injunctive relief and money damages for wrongful eviction and the prevailing party in an action for wrongful eviction shall recover costs and reasonable attorneys' fees.

(d) The provisions of Subsection (a) of this Section shall not apply to or be enforced against any person or entity who rents an apartment or portion thereof pursuant to a valid vacation Registration Certificate issued prior to April 15, 2016 for the period of time between April 15, 2016 through January 1, 2019. The purpose of this deferral of the enforcement of the provisions of this Section is for persons or entities issued valid vacation registration certificates prior to April 15, 2016 to be afforded a reasonable opportunity to recoup costs reasonably invested for vacation rental use of apartments and which may not have been recouped during the period of vacation rental use of the the apartment and which cannot be recouped once the vacation rental use is terminated.

(e) The provisions of Subsection (a) of this Section, Subsection 5.25.040(b) [limits on number of units], and Subsection 5.25.070(b) [limits on number of Contracts] shall also not apply to any building in which an apartment is located that meets all requirements of an R-1 occupancy under the City's building and fire code and for which such apartment has a valid Vacation Rental Registration Certificate issued prior to April 15, 2016.

Ed. Note. Subsection (d) of Section 5.25.075 shall be deemed repealed and no longer in effect as of 12:01 am on January 1, 2019 and all persons and entities shall fully comply with the provisions of Subsection (a) of Section 5.25.075 of this Code. See § 4 of Ord. 1902 (2016).

5.25.078 Homesharing Authorization.

(a) The Notwithstanding any provision of this Chapter to the contrary, homesharing shall be authorized in the City, provided that the Owner complies with each of the following requirements:

- (1) Obtains and maintains at all times a Vacation Rental Registration Certificate for Homesharing;
- (2) Operates the Homesharing Interest in compliance with all Vacation Registration Certificate for Homesharing conditions, which may be imposed by the Enforcement Official to effectuate the purpose of this Chapter;
- (3) Collects and remits Transient Occupancy Tax to the City and complies with all City Transient Occupancy Tax requirements as set forth in this Code;
- (4) Takes responsibility for and actively prevents any nuisance activities that may take place as a result of homesharing activities;
- (5) Complies with all applicable laws, including all health, safety, building, and fire protections laws;
- (6) Complies with the regulations promulgated pursuant to this Chapter.

(b) In the event the Owner of a Homeshare Interest does not live on-site, in the home, and is not able to respond within thirty (30) minutes to complaints regarding the condition, operation, or conduct of occupants of the Homesharing Interest, the property shall be deemed a Vacation Rental and Owner shall be required to fully comply with the provisions of this Chapter relating to Vacation Rentals, including without limitation, securing a Vacation Rental Registration Certificate.

5.25.080. Audit.

Each Owner and agent or representative of any Owner shall provide the Enforcement Official with access to each Vacation Rental and the books, records, documents, papers, tax returns, and bank accounts at any time during normal business hours as the Enforcement Official may determine are necessary or convenient for the purpose of inspection or audit to determine that the objectives and conditions of this Chapter are being fulfilled.

5.25.085 Disclosure of Business Entities, Limited Liability Companies, and Personal or Family Trusts

On or before June 1, 2017, all Business Entities, limited liability companies, and personal or family trusts owning one or more Vacation Rentals shall disclose to the Enforcement Official the names, relevant contact information, and any such other information as may be requested by the Enforcement Official of each natural person holding the legal, equitable, and/or beneficial interest of each such Business Entity, limited liability company, or personal or family trust and the address of each Vacation Rental owned by each such Business Entity, limited liability company, or personal or family trust. Each Business Entity that complies with the provisions of this Section prior to June 1, 2017, shall, prior to June 1, 2018 transfer each Vacation Rental to a natural person who can otherwise comply with the provisions of this Chapter or cease operating any Vacation Rental properties owned by the Business Entity as Vacation Rentals. Any Business Entity that fails to comply with the disclosure requirements provided in this Subsection, shall cease operating all Vacation Rental properties owned by the Business Entity as Vacation Rentals no later than June 1, 2017.

5.25.090 Violations.

(a) Any person who violates a provision of this Chapter is subject to criminal sanctions and administrative penalties pursuant to Chapters 1.01 and 1.06 of this Code and the specific penalties as provided in this Chapter. Any person who uses, or allows the use of, residential property in violation of the provisions in this Chapter is guilty of a misdemeanor for each day in which such residential property is used, or allowed to be used, in violation of this Chapter. An administrative citation issued pursuant to Chapter 1.06 for a first violation shall be five hundred dollars (\$500.00) and each subsequent violation shall be one thousand (\$1,000.00) dollars. Each administrative citation for a violation of any provision of this Chapter shall be levied or assessed against the Owner.

(b) Upon the third violation in any twelve month period, the City Manager shall suspend the Vacation Registration Certificate for two (2) years.

(c) Any person who operates a Vacation Rental without a Vacation Registration Certificate, shall be liable to the City for the payment of transient occupancy tax pursuant to the provisions of the Palm Springs Municipal Code Chapter 3.24, including without limitation penalties and interest, payment of an administrative fine in the amount of Five Thousand Dollars (\$5,000.00), and permanent ineligibility to operate a Vacation Rental in the City. In the event the person continues to operate a Vacation Rental without a Vacation Registration Certificate, the person shall be liable for an administrative fine in the amount of Ten Thousand Dollars (\$10,000.00) and any successive violations shall be subject to fines provided in an escalation formula established by the City Council by resolution.

(d) Any person who advertises a Vacation Rental without including the Vacation Registration Certificate in any advertising for such Vacation Rental, or operates a

Vacation Rental without a contract, or without providing the City with a summary or abstract of such contract, or without timely tendering full monthly payments of transient occupancy tax, shall pay a fine in the amount of Two Thousand, Five Hundred Dollars (\$2,500.00) and the Owner's Vacation Registration Certificate shall be suspended for six (6) months for a first offense and shall pay a fine in the amount of Five Thousand Dollars (\$5,000.00) and the Owner's Vacation Registration Certificate shall be revoked for a second offense. Any subsequent violations will be subject to the provisions of Subsection (c) of this Section.

(e) The failure of an Owner or the Owner's agent or representative to comply with an order of any police officer shall result in the revocation of the Vacation Registration Certificate.

(f) The appeal and hearing provisions of Chapter 2.50 shall apply to any revocation or suspension of a Registration Certificate.

(g) Any person who fails to pay any fee or charge provided in this Chapter within the time required, shall pay a penalty in the amounts established by the City Council by resolution. Such penalty may also include interest from the date on which the fee or charge became due and payable to the City until the date of payment.

(h) The filing of knowingly false claims against a Vacation Rental or the guests staying in a Vacation Rental is prohibited and shall be punishable by administrative fines as provided in Chapter 1.06 of this Code.

(i) In addition to, and not in lieu of, any other remedy allowed by law, all remedies prescribed under this Chapter are cumulative and the election of one or more remedies does not bar the City from the pursuit of any other remedy, criminal, civil, or administrative which may be pursued by the City to enforce this Chapter and/or address any violation of this Code or to remedy any other public nuisance.

5.25.100 Requirements Not Exclusive.

The requirements of this Chapter shall be in addition to any license, permit, or fee required under any other provision of this Code. The issuance of any permit pursuant to this Chapter shall not relieve any person of the obligation to comply with all other provisions of this Code pertaining to the use and occupancy of Vacation Rental or the property on which it is located.

SECTION 2. Section 93.23.16 is added to the Palm Springs Municipal Code to read:

93.23.16. Special Standards for Vacation Rentals of Estate Homes

A. The vacation rental of an Estate Home shall be deemed a use permitted pursuant to a land use permit under the provisions of Palm Springs Municipal Code

Section 94.02.01. For the purposes of this Section, the terms "Estate Home" and "Owner" shall have the meanings provided in Section 5.25.030 of this Code.

B. Any Owner of an Estate Home with an active vacation rental certificate in full force and effect on February 8, 2017, shall be deemed in compliance with this Subsection and shall be issued a land use permit for such Estate home from the Director of Planning Services subject to standard conditions of approval consistent with the provisions of this Chapter and the Zoning Ordinance. Each application by an Owner for the vacation rental of an Estate Home after February 8, 2017, shall be subject to the applicant applying for and receiving a land use permit under the provisions of Section 94.02.01 of this Code. Any land use permit issued for the vacation rental of an Estate Home shall be issued to the Owner, subject to the provisions of this Chapter and such additional conditions as may be required pursuant to Section 94.02.01 of this Code. Any land use permit issued for a vacation rental of an Estate Home shall not run with the land.

C. Upon a determination by the City Manager of a third qualified violation within any twenty-four (24) month period regarding the vacation rental of an Estate House, the land use permit for such vacation rental shall be subject to revocation or modification by the Planning Commission at a noticed public hearing to be held in the manner provided for in Section 94.09.00 of this Code.

D. The revocation or modification process shall be conducted pursuant to the following:

1. The Commission shall, not less than ten (10) nor more than thirty (30) days after the notification of the Owner of revocation or modification, hold a public hearing on the matter.
2. The Commission shall reach its decision within thirty (30) days after the conclusion of the public hearing. The decision shall set forth the findings of the Commission and any recommended conditions, including without limitation any time limit deemed necessary to protect the health, safety, and welfare of persons in the neighborhood and in the city as a whole.
3. The decision and findings shall be filed with the City Council within fifteen (15) days after they have been reached. A copy of the minutes thereof shall be mailed to the Owner. The action of the Commission shall be final unless appealed to the City Council.
4. The Commission shall consider the following issues and potential conditions in its review of a vacation rental of an Estate Home:
 - a. Regulation of use,

- b. Special yards, space, and buffers,
- c. Fences and walls,
- d. Surfacing of parking areas subject to city specifications,
- e. Requiring street, service road or alley dedications and improvements or appropriate bonds,
- f. Regulation of points of vehicular ingress and egress,
- g. Regulation of signs,
- h. Requiring landscaping and maintenance thereof,
- i. Requiring maintenance of the grounds,
- j. Regulation of noise, vibration, odors, etc.,
- k. Regulation of time for certain activities,
- l. Time period within which the proposed use shall be developed,
- m. Duration of use,
- n. Dedication of property for public use,
- o. Limitation on the number of guests,
- p. Limitation on the number of vehicles,
- q. Imposition of building and/or safety requirements applicable to small hotels,
- r. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Zoning Code, including but not limited to mitigation measures outlined in any applicable environmental assessment.

SECTION 3. The City Council finds and determines that this Ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) pursuant to Section 15060(c)(2) and 15060(c)(3) of the State Guidelines, because the Ordinance will not result in a direct or reasonably foreseeable indirect physical

change in the environment and is not a “project,” as that term is defined in Section 15378 of the State Guidelines. In addition, The City Council also determines this Ordinance consists of regulations intended to ensure that commercial short term rental use of residential property remains an ancillary and secondary use of residential property in the City and thereby preserve the residential character of the City's single-family and multi-family neighborhoods as identified in the City's adopted General Plan, and its concomitant Environmental Impact Report. Thus, to the extent there is any environmental impact from the adoption of this Ordinance, the City Council finds that the Environmental Impact Report for the adopted General Plan is the controlling environmental document.

SECTION 4. This Ordinance generally deals with the subject matter of Ordinance 1907, which was the subject of a referendum submitted on January 12, 2017. The City Council repealed Ordinance 1907 on February 15, 2017. The City Council finds that this Ordinance is essentially different from Ordinance 1907 in that it contains modifications, amendments, and changes that are now endorsed by several local interests who participated in the circulation of, and who supported the referendum petition. Specifically, this Ordinance recognizes vacation rentals as ancillary and secondary uses of residential property in the City. In addition, Ordinance 1907's prohibition on multiple ownerships contained an amortization period that would require Owners to dispose of vacation rental properties by the end of the amortization period; this Ordinance grandfathers all existing ownerships thereby allowing Owners to continue to operate vacation rental properties they currently own until they sell or otherwise choose to dispose of each property. Ordinance 1907 allowed a maximum of 32 vacation rental contracts per property; this Ordinance allows an additional 4 vacation rental contracts during the summer months and grandfathers Contracts in excess of such limits for calendar year 2017 entered into prior to February 15, 2017. Ordinance 1907 provided exceptions from certain occupancy limitations as applied to estate homes; this Ordinance includes vacation rental estate homes as a use subject to a land use permit coupled with an administrative review before the Planning Commission under certain circumstances. This Ordinance also includes additional requirements on Owners and their agents and representatives, including periodic training and testing, prohibitions on gardening and property maintenance on weekends, imposition of face to face meetings with a Responsible Party within 24 hours of commencement of occupancy, securing written acknowledgements of rules and regulations from all adult guests within 24 hours of the commencement of occupancy, and reduced the number of on-site locations for the posting of rules and regulations. The City Council further notes that Ordinance 1907 was also a restatement of the Vacation Rental Ordinance in effect at the time Ordinance 1907 was adopted and therefore finds that the provisions of the Code in effect at the time Ordinance 1907 was adopted and that were not changed or amended by Ordinance 1907 were not subject to the referendum and therefore were not matters the referendum proponents contested. The revisions to Ordinance No. 1907 as provided in this Ordinance are due in part to the efforts of the City Council's subcommittee to negotiate with representatives of those who supported the referendum, the referendum proponents, and affected residents. This Ordinance reflects changes suggested and/or supported by all such interests.

SECTION 5. The City Manager is authorized to exercise reasonable administrative discretion in the implementation of this Ordinance during the first year this Ordinance is in effect, including without limitation phasing in of programs, policies, and practices consistent with the business needs of the City, any department, division, bureau, or section designated to enforce this Ordinance, and the overall responsibilities and priorities of the City Manager as provided by the City Council.

SECTION 6. Any valid rental agreement for a Vacation Rental with occupancies in terms of number of guests and/or vehicles in excess of the requirements of Section 5.25.070(c) of this Ordinance, entered into between an Owner or an Agent with a renter and the renter has paid a deposit for such rental prior to November 30, 2016, shall be deemed consistent with the provisions of this Ordinance so long as such rental agreement and the Vacation Rental otherwise complies with the requirements of this Ordinance. In addition and notwithstanding any provisions to the contrary within Section 5.25.070(b)(ii), any holder of a Registration Certificate as of the effective date of this Chapter can submit a list of names as provided in Section 5.25.070(b)(ii) within thirty (30) days of such effective date.

SECTION 7. It is the intent of the City Council that the implementation and administration of this Ordinance shall be monitored and reviewed by the City Council's subcommittee and the City Manager in consultation with members of the vacation rental industry and residents of the City. It is also the intent of the City Council that the subcommittee will periodically report and/or make recommendations to the City Council regarding such implementation and administration. It is the expectation of the City Council, notwithstanding any other provision in this Ordinance, that the subcommittee will endeavor to meet monthly as provided herein and that in no event later than April 1, 2019, or as soon thereafter as may be reasonably practicable, provide to the City Council a report on the overall implementation and administration of this Ordinance, including recommendations regarding refinements, amendments, or revisions as the subcommittee may deem appropriate.

SECTION 8. The provisions of this Ordinance are severable. If any portion, section, subsection, paragraph, clause, sentence, phrase, work, or application of this Ordinance is for any reason held to be invalid by a decision of any court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each and every portion, section, subsection, paragraph, clause, sentence, phrase, word, and application not declared invalid or unconstitutional without regard to whether any portion of this Ordinance or application thereof would be subsequently declared invalid.

SECTION 9. 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:

KATHIE HART, INTERIM CITY CLERK

**CITY OF PALM SPRINGS
PUBLIC NOTIFICATION**

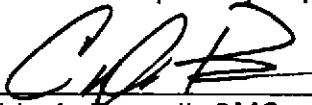


Date: March 15, 2017
Subject: ZTA Re: Special Standards for Vacation Rentals of Estate Homes

AFFIDAVIT OF PUBLICATION

I, Cynthia A. Berardi, CMC, Interim Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on March 4, 2017.

I declare under penalty of perjury that the foregoing is true and correct.




Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Cynthia A. Berardi, CMC, Interim Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on March 2, 2017.

I declare under penalty of perjury that the foregoing is true and correct.




Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Cynthia A. Berardi, CMC, Interim Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on March 2, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (10 notices)

I declare under penalty of perjury that the foregoing is true and correct.



Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
CITY COUNCIL
CITY OF PALM SPRINGS

A ZONING TEXT AMENDMENT TO AMEND THE PALM SPRINGS ZONING CODE (PSZC)
RELATING SPECIAL STANDARDS FOR VACATION RENTALS OF ESTATE HOMES
CASE 5.1411 ZTA

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Palm Springs, California, will hold a public hearing at its meeting of March 15, 2017. The Planning Commission meeting begins at 1:30 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.

ADDITIONALLY, NOTICE IS HEREBY GIVEN that the **City Council** of the City of Palm Springs, California, will hold a public hearing at its meeting of March 15, 2017. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider an application by the City of Palm Springs to amend the Palm Springs Zoning Code to provide a Land Use Permit process for the vacation rental of Estate Homes under specified situations. Estate Homes are defined as a single-family dwelling with five or more bedrooms located on property zoned R-1-B, R-1-A, R-1-AH, or G-R-5.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed Zone Text Amendment has been deemed a "project." Staff has determined that the proposed Zone Text Amendment (Case 5.1405 ZTA) may be deemed Categorical Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines. The proposed Zone Text Amendment only proposes insignificant changes to land use regulations.

REVIEW OF INFORMATION: The proposed application, site plan, and related documents are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the Planning Commission by email at cityclerk@palmspringsca.gov, or letter (for mail or hand delivery) to:

Kathleen D. Hart, MMC,
Interim City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

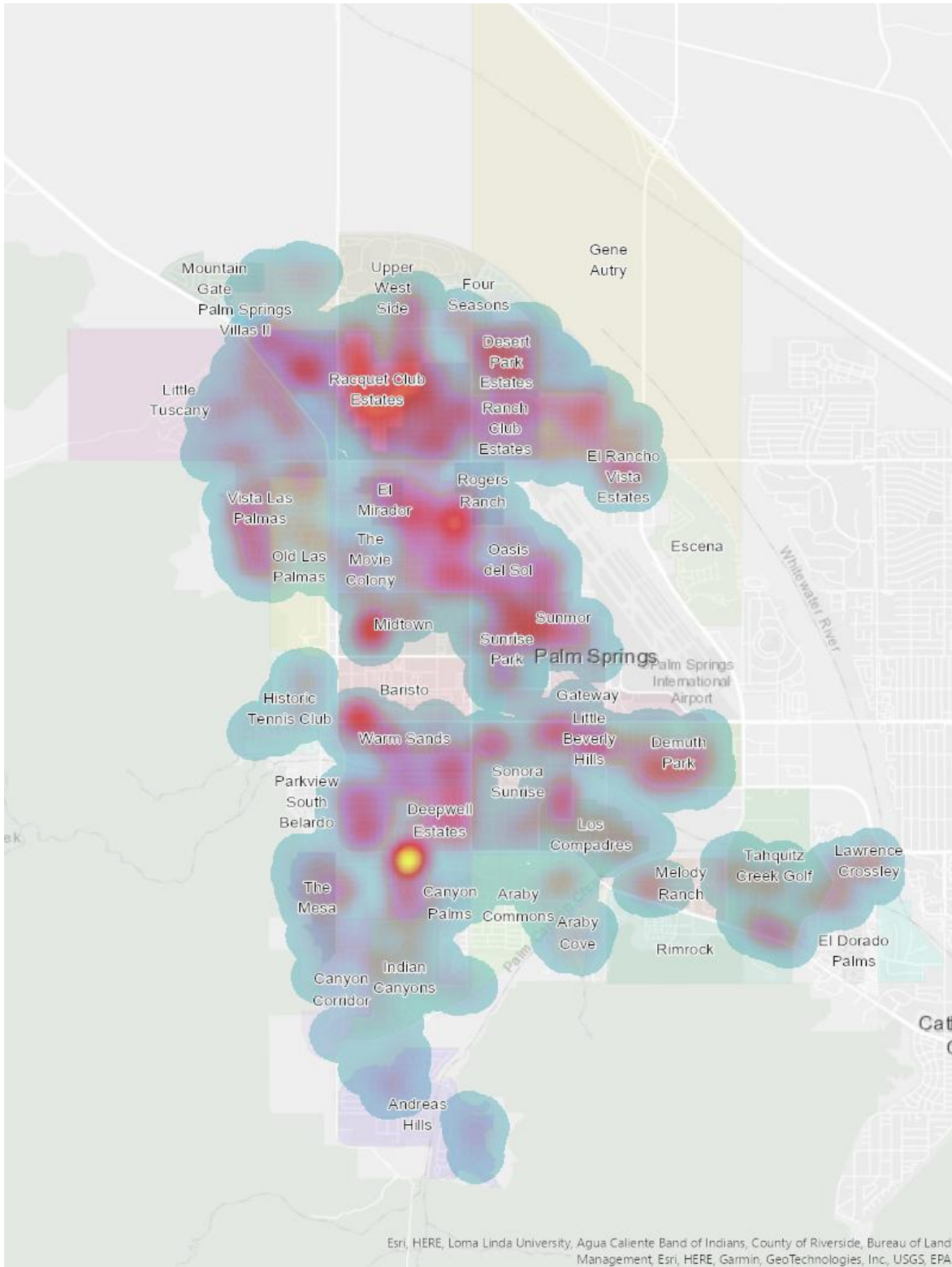
Any challenge of the proposed in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009(b)(2)).

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Flinn Fagg, Director of Planning Services, at (760) 323-8245.

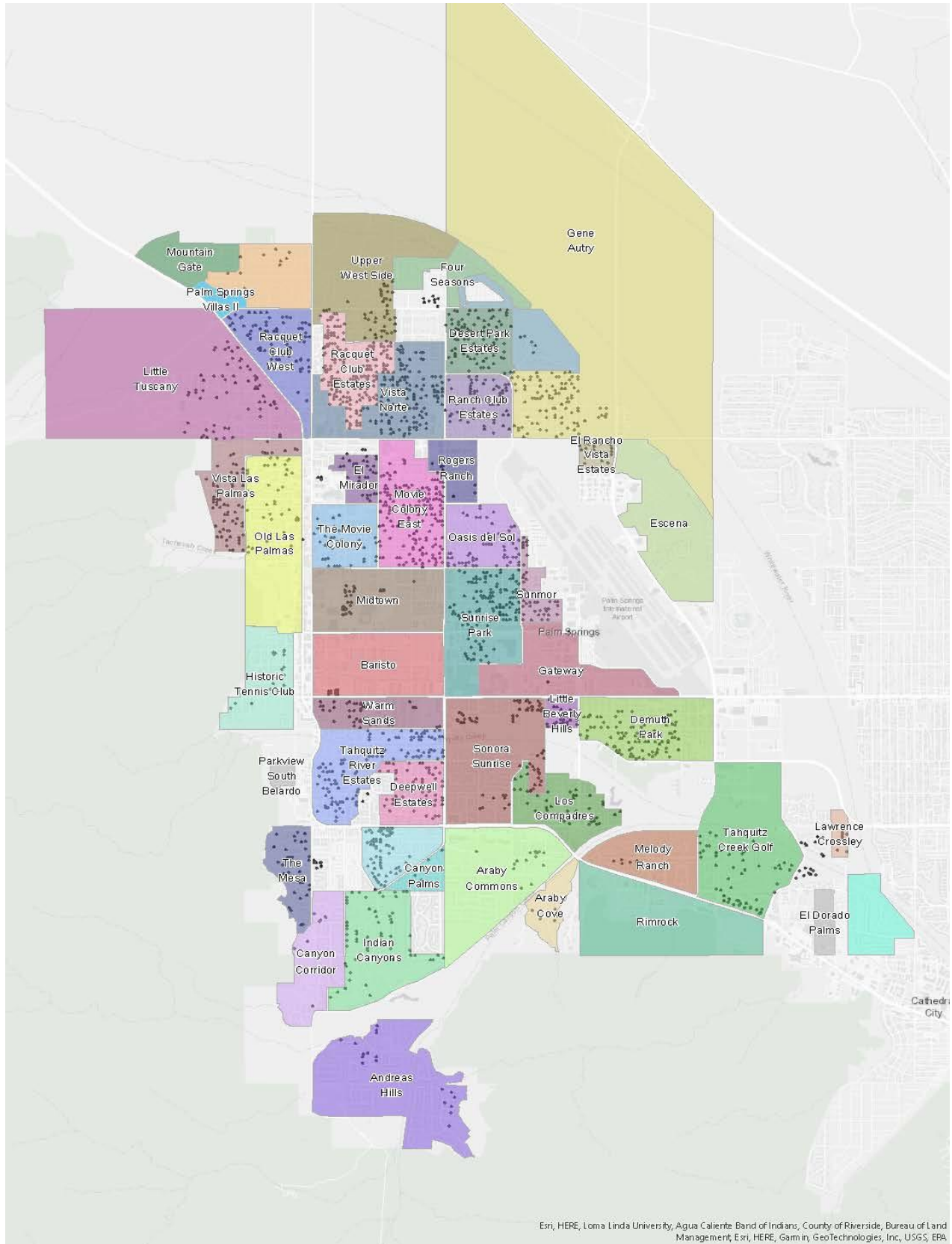
Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Felipe Primera telefono (760) 323-8253.


Kathleen D. Hart, MMC
Interim City Clerk

Attachment 2 – Permits Heat Map



Attachment 3 – Permits by Neighborhood



Attachment 4 – Transient Occupancy Tax Community Promotion Fund

City of Palm Springs
Community Promotion Fund 112

	CLOSED												
	FY2010-2011	FY2011-2012	FY2012-2013	FY2013-2014	FY2014-2015	FY2015-2016	FY2016-2017	FY2017-2018	FY2018-2019	FY2019-2020	FY2020-2021	FY2021-2022	
Beginning Fund Balance	699,075.59	(245,615.15)	(322,352.73)	235,517.97	167,071.81	(671,636.42)	127,124.63	668,084.37	99,413.16	2,965,451.86	(243,249.92)	893,854.53	
Revenues													
Taxes	8,791,916.62	10,149,503.16	11,031,134.10	12,583,398.47	13,801,518.99	15,304,854.48	17,624,915.00	19,456,728.00	20,758,576.64	14,626,175.01	20,539,006.00		
Contributions													
Total Revenues	8,791,916.62	10,149,503.16	11,031,134.10	12,583,398.47	13,801,518.99	15,304,854.48	17,624,915.00	19,456,728.00	20,758,576.64	14,626,175.01	20,539,006.00	-	
Expenditures													
Greater Palm Springs	355,587.10	356,613.00	381,196.00	432,724.00	490,123.00	499,988.00	526,892.44	527,660.56	619,749.06	456,163.60	548,581.79		
Landscape Contract	7,427.81	5,000.00	5,000.00	4,200.00	4,200.00	3,850.00	3,339.66	4,274.20	5,417.93	4,343.02	-		
	363,014.91	361,613.00	386,196.00	436,924.00	494,323.00	503,838.00	530,232.10	531,934.76	625,166.99	460,506.62	548,581.79	-	
Tourism													
SMG - Tourism	1,650,204.00	1,800,731.70	1,950,000.00	1,950,000.00	2,040,466.17	2,014,000.00	2,014,000.00	2,014,000.00	2,086,504.00	2,042,640.50	1,630,759.50		
Palm Springs Pride Parade													
Desert Aids Walk													
Tour De Palm Springs													
Community Concerts													
Bike Weekend													
Black History Month													
Opera in the Park													
Modernism Week													
	1,650,204.00	1,800,731.70	1,950,000.00	1,950,000.00	2,040,466.17	2,014,000.00	2,014,000.00	2,014,000.00	2,086,504.00	2,042,640.50	1,630,759.50	-	
Special Events													
Agua Caliente Canyons Event					10,000.00	5,000.00				5,000.00			
Aids Asst Under The Stars					5,000.00	5,000.00							
Amer Doc Film Festival			5,000.00	5,000.00	5,000.00	5,000.00	5,000.00						
Arthur Lyons Film			5,000.00	5,000.00	5,000.00	5,000.00	5,000.00						
Bike Weekend	44,029.45	36,032.85	37,387.76	37,547.95	42,841.00								
Black History Month	12,038.32	5,889.11	7,962.88	16,540.00	14,965.00	14,992.43	14,505.95	16,500.00	21,902.00	16,500.00			
Cesar Chavez Day									2,500.00	2,500.00			
Cinema Diverse			5,000.00	5,000.00	5,000.00	5,000.00	5,000.00						
City 75th Anniversary			30,475.31										
Community Concerts	2,252.22	10,000.00											
Coyote Stageworks				5,000.00	5,000.00	5,000.00							
CVHC Stem Lego Rob Prog										5,000.00			
Des Aids Steve Chase Gala					4,034.35	5,000.00							
Desert Adis House PL Svc										25,000.00			
Desert Aids Dining							-	2,500.00	25,000.00				
Desert Aids Walk							2,820.07	5,000.00					
Deserts Got Talent									2,500.00	2,500.00			
DIGICOM FF									5,000.00	5,000.00			
Downtown Banner Replacement	-	30,903.45	12,581.81										
Emergency Comm Support	11,793.05				-								
Festival of Lights Parade	66,365.32	35,511.52	33,963.54	29,652.28	50,120.00	29,240.82	60,421.63	22,766.10	27,874.09	7,177.71			
Find Food Bank										51,030.00	12,150.00		
Habitat 4 Human PS										15,000.00			
Harc Comm Heath Survey									5,000.00				
Hidden Harvest										5,000.00			

	CLOSED										FY2020-2021	FY2021-2022	
	FY2010-2011	FY2011-2012	FY2012-2013	FY2013-2014	FY2014-2015	FY2015-2016	FY2016-2017	FY2017-2018	FY2018-2019	FY2019-2020			
Hike for Human Rights						5,000.00							
Holiday Lights	-	7,999.00	1,541.78										
Jewish Family Svc										15,000.00			
July 4th	39,820.40	30,000.00	30,000.00	36,879.54	30,811.41	30,560.00	30,029.11	30,000.00	29,329.68				
LGBT Center					5,000.00	5,000.00		20,000.00		20,000.00			
LGBT Sanctuary PS										10,000.00			
Mayors Wellness Program	-	40,901.24	56,897.69	79,092.26	50,000.00	81.75							
Modernism Week	15,000.00	15,520.33	25,000.00	25,000.00	47,091.05	35,000.00	35,000.00	35,000.00	47,066.00				
Native Filmfest								1,000.00					
Opera in the Park	-	3,000.00	6,000.00	6,000.00	6,000.00	6,000.00	7,500.00	7,500.00	10,104.62	7,500.00			
Palm Springs Pride Parade	20,621.33	21,276.21	35,286.69	30,831.06	65,176.60	65,011.41			1,840.00	24.65			
Palm Springs Speaks									5,000.00				
Palms Springs Air Museum								2,500.00	5,000.00	10,000.00			
Parade of Planets						18,425.80							
Parades of Palm Springs	-	-								87,619.46			
PS Cultural Center								10,000.00	27,250.00				
PS Student Concerts									5,000.00	5,000.00			
PSHS Homecoming Parade	2,508.68	2,879.03	2,746.55	2,922.01	2,938.00	2,635.74							
PSIFF 5K & 10K Run						3,142.07			3,099.34				
R Milanovich Legacy Hike							5,000.00	5,000.00	5,000.00				
Reserve for City Costs							6,482.05						
RSVP Volunteer Prog				2,000.00									
Run for IKE				1,834.00	1,834.00	2,840.47	2,110.95	2,000.00	2,991.09				
Safety Equipment							7,507.50	1,820.00	710.43	13,447.06			
Santa Paws						2,418.63			1,042.73				
Senior Center Contrib	52,880.00	52,880.00	60,000.00							100,000.00			
Sept 11 Commemoration	-	4,081.65											
Shelter Fr Storm					5,000.00	5,000.00							
Sr. Inspiration Award							3,000.00		3,000.00	3,000.00			
The L-Fund Crises										5,000.00			
Tour De Palm Springs	17,643.39	24,343.00	25,299.19	30,110.36	41,546.03	31,336.01	10,408.62						
Trans Comm Coalition										2,500.00			
Transgender Day Remember									1,500.00				
Transgender Wellness										5,000.00			
Veterans Day Parade	14,442.41	18,745.42	14,522.08	14,116.48	14,237.75	14,999.70	14,782.54	15,000.00	11,234.21	3,977.85			
Veterans Day Parade	36,208.27								2,722.46				
Well in the Desert Charity Event					3,500.00	3,500.00	3,500.00	3,500.00	3,500.00				
Well in the Desert										75,000.00			
White Party	6,000.00												
Youth Concerts	495.00												
	342,097.84	339,962.81	394,665.28	332,525.94	420,095.19	310,184.83	218,068.42	180,086.10	255,166.65	502,776.73	12,150.00	-	
Special Contributions													
EQCAI Local Work Support							5,000.00	5,000.00					
In-Kind Services										34,483.40			
Chamber Comm Pres Circle							8,000.00	-					
Shelter Storm Taxi Vouch							2,500.00	-					
LGBT Sanctuary PS									5,000.00				
Temple Healing/Recovery									12,500.00				
Transgender Wellness									5,000.00				
Senior Center Contrib	-			60,000.00	60,000.00	60,000.00	80,000.00	80,000.00	100,000.00				
Boys & Girls Club	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	25,000.00	40,000.00			
Well in the Desert				16,000.00	16,000.00	24,000.00	24,000.00	50,000.00	75,000.00				
LGBT Center of the Desert							25,000.00		10,000.00				
	10,000.00	10,000.00	10,000.00	86,000.00	86,000.00	94,000.00	154,500.00	145,000.00	232,500.00	74,483.40	-	-	
Event Sponsorships													

	CLOSED											
	FY2010-2011	FY2011-2012	FY2012-2013	FY2013-2014	FY2014-2015	FY2015-2016	FY2016-2017	FY2017-2018	FY2018-2019	FY2019-2020	FY2020-2021	FY2021-2022
International Fest Title Spons	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00		
Convention Center	6,633,086.90	6,534,035.00	6,885,365.18	6,593,394.44	7,646,128.39	7,755,064.21	7,226,453.69	2,574,430.00	2,639,873.52	2,594,681.53	2,760,637.88	
Village Fest	388,203.71	408,908.07	373,996.72	415,741.48	492,134.81	562,106.04	532,379.44	530,793.31	511,885.04	487,254.22	229,769.98	
Recreation & Library												
Recreation	-	-	-	1,628,826.48	1,617,652.70	1,736,098.85	1,627,585.78	1,802,548.44	1,840,799.13	2,076,406.26	1,722,336.85	
Swim Center	-	-	-	635,941.44	600,360.96	702,427.24	676,741.98	677,828.50	764,741.73	765,623.65	732,325.49	
Tennis Center	-	-	56,500.00	56,470.00	54,502.00	55,502.00	-	-	6,995.29	2,797.00	94,577.60	
Skate Park	-	-	66,540.23	166,020.84	160,000.00	160,000.00	160,000.00	160,000.00	175,232.00	174,708.00	87,600.00	
Demuth Community Center	-	-	-	-	-	262,872.25	269,565.64	296,200.42	307,454.52	349,893.73	301,467.17	
James Jesside DHUC	-	-	-	-	-	-	697,865.52	736,938.68	769,062.45	733,359.13	733,400.46	
Library	-	-	-	-	-	-	2,432,448.41	2,575,267.13	2,400,193.21	2,464,049.53	2,222,029.67	
Library - Welwood	-	-	-	-	-	-	194,114.28	2,760,478.11	235,869.64	64,702.73	20,965.16	
Total Recreation			123,040.23	2,487,258.76	2,432,515.66	2,916,900.34	6,058,321.61	9,009,261.28	6,500,347.97	6,631,540.03	5,914,702.40	
Total Expenditures	9,736,607.36	9,805,250.58	10,473,263.41	12,651,844.62	13,961,663.22	14,506,093.42	17,083,955.26	15,335,505.45	13,201,444.17	13,143,883.03	11,096,601.55	-
Excess/Deficiency	(944,690.74)	344,252.58	557,870.69	(68,446.15)	(160,144.23)	798,761.06	540,959.74	4,121,222.55	7,557,132.47	1,482,291.98	9,442,404.45	-
Transfers In												
Transfers Out - Convention Center Debt	-	(420,990.15)	-	-	(678,564.00)	-	-	(4,689,893.76)	(4,691,093.76)	(4,690,993.76)	(4,693,000.00)	
Transfers Out - Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	(2,612,300.00)	
Transfer Out - Golf Course (due to Covid)	-	-	-	-	-	-	-	-	-	-	(1,000,000.00)	
	-	(420,990.15)	-	-	(678,564.00)	-	-	(4,689,893.76)	(4,691,093.76)	(4,690,993.76)	(8,305,300.00)	-
Net Change in Fund Balances	(944,690.74)	(76,737.57)	557,870.69	(68,446.15)	(838,708.23)	798,761.06	540,959.74	(568,671.21)	2,866,038.71	(3,208,701.78)	1,137,104.45	-
Ending Fund Balance	(245,615.15)	(322,352.73)	235,517.97	167,071.81	(671,636.42)	127,124.63	668,084.37	99,413.16	2,965,451.86	(243,249.92)	893,854.53	893,854.53

Attachment 5 – Housing Profile



Housing Profile

Palm Springs
 Palm Springs City, CA (0655254)
 Geography: Place

Prepared by Esri

Population		Households	
2010 Total Population	44,552	2019 Median Household Income	\$53,493
2019 Total Population	48,358	2024 Median Household Income	\$65,546
2024 Total Population	50,882	2019-2024 Annual Rate	4.15%
2019-2024 Annual Rate	1.02%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,794	100.0%	36,480	100.0%	38,308	100.0%
Occupied	22,746	65.4%	24,770	67.9%	25,972	67.8%
Owner	13,349	38.4%	13,996	38.4%	14,914	38.9%
Renter	9,397	27.0%	10,774	29.5%	11,058	28.9%
Vacant	12,048	34.6%	11,711	32.1%	12,336	32.2%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	13,997	100.0%	14,915	100.0%
<\$50,000	557	4.0%	488	3.3%
\$50,000-\$99,999	231	1.7%	139	0.9%
\$100,000-\$149,999	384	2.7%	330	2.2%
\$150,000-\$199,999	224	1.6%	95	0.6%
\$200,000-\$249,999	469	3.4%	173	1.2%
\$250,000-\$299,999	766	5.5%	330	2.2%
\$300,000-\$399,999	2,349	16.8%	1,673	11.2%
\$400,000-\$499,999	2,360	16.9%	2,458	16.5%
\$500,000-\$749,999	3,074	22.0%	4,001	26.8%
\$750,000-\$999,999	1,425	10.2%	2,625	17.6%
\$1,000,000-\$1,499,999	1,116	8.0%	1,307	8.8%
\$1,500,000-\$1,999,999	499	3.6%	632	4.2%
\$2,000,000+	543	3.9%	664	4.5%
Median Value	\$485,530		\$610,691	
Average Value	\$641,345		\$733,025	

Census 2010 Housing Units	Number	Percent
Total	34,794	100.0%
In Urbanized Areas	33,898	97.4%
In Urban Clusters	0	0.0%
Rural Housing Units	896	2.6%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

Palm Springs
 Palm Springs City, CA (0655254)
 Geography: Place

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	13,349	100.0%
Owned with a Mortgage/Loan	8,475	63.5%
Owned Free and Clear	4,874	36.5%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	12,048	100.0%
For Rent	1,744	14.5%
Rented- Not Occupied	104	0.9%
For Sale Only	974	8.1%
Sold - Not Occupied	168	1.4%
Seasonal/Recreational/Occasional Use	8,151	67.7%
For Migrant Workers	1	0.0%
Other Vacant	906	7.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	22,746	13,349	58.7%
15-24	623	63	10.1%
25-34	1,799	254	14.1%
35-44	2,524	923	36.6%
45-54	4,610	2,382	51.7%
55-64	4,973	3,457	69.5%
65-74	4,249	3,301	77.7%
75-84	2,787	2,102	75.4%
85+	1,181	867	73.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	22,746	13,349	58.7%
White Alone	18,989	11,996	63.2%
Black/African American Alone	875	319	36.5%
American Indian/Alaska Native	188	94	50.0%
Asian Alone	692	336	48.6%
Pacific Islander Alone	34	15	44.1%
Other Race Alone	1,459	376	25.8%
Two or More Races	509	213	41.8%
Hispanic Origin	3,581	1,158	32.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	22,746	13,349	58.7%
1-Person	10,006	5,483	54.8%
2-Person	8,508	5,981	70.3%
3-Person	1,895	916	48.3%
4-Person	1,221	513	42.0%
5-Person	659	251	38.1%
6-Person	253	100	39.5%
7+ Person	204	105	51.5%

2019 Housing Affordability	
Housing Affordability Index	55
Percent of Income for Mortgage	44.4%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.