



DATE: September 17, 2024

TO: Mayor and Members of the City Council

FROM: John R. Gillison, City Manager

INITIATED BY: Carrie Rios, Community Improvement Manager

SUBJECT: Discussion and Action to Introduce, Waive Reading of, and Adopt by a Four-fifths Vote, Interim Urgency Ordinance No. 1030, to be Read by Title Only, and Waive Further Reading, Prohibiting Home Experience Sharing Uses, and Declaring the Urgency Thereof, and Adopting Finding Pursuant to the California Environmental Quality Act (CEQA) in Connection Therewith. **(INTERIM URGENCY ORDINANCE NO. 1030) (CITY)**

RECOMMENDATION:

Staff Recommends the City Council adopt Interim Urgency Ordinance No. 1030, prohibiting Home Experience Sharing Uses for a period of 45 days.

BACKGROUND:

Home experience sharing has surged in popularity in the last two years, offering travelers as well as event planners unique lodging options many of which include amenities such as pools, putting greens, playgrounds, and spacious yards. While these features enhance guest experiences and benefit the local economy, the rapid growth has raised several concerns, including safety, maintenance, and impacts on local neighborhoods as quiet, single-family residences are transformed into part-time event spaces.

Recent observations in Rancho Cucamonga have highlighted problems such as inadequate maintenance of amenities, increased noise and traffic, and disturbances and confrontations in residential areas from the use of these spaces. These issues require immediate attention to protect community well-being and ensure effective management of these properties that does not impact either the guest experience or immediate neighbors.

Under Government Code Section 65858, cities can adopt a temporary ordinance to address issues related to new uses while exploring long-term solutions. This ordinance can remain in effect for up to 45 days and may be extended for up to 10 months and 15 days, with a possible additional one-year extension.

ANALYSIS:

Properties with amenities like pools, putting greens, and playgrounds face significant challenges in maintaining safety and proper upkeep. Pools need rigorous management to prevent accidents and meet health standards, while playgrounds must be regularly inspected to ensure they are safe for children. Putting greens or driving ranges used occasionally may become a nuisance when used regularly by large groups. Inconsistent oversight can lead to safety hazards and lower guest satisfaction.

The influx of home experience sharing properties has also led to increased noise, traffic, and disruptions in some neighborhoods, impacting the quality of life for residents and straining community resources. Events taking place all week long, on holidays, late into the evening, and early in the day all have significant neighborhood impacts when the events become regular occurrences. Addressing these impacts is crucial for maintaining neighborhood harmony and ensuring that the benefits of home experience sharing do not come at the expense of community well-being.

The City is committed to embracing the benefits of home experience sharing but recognizes the need for more time to research and develop regulations that balance both sides. Current regulations are insufficient for managing the diverse range of amenities being offered. A temporary moratorium will allow the City to develop comprehensive and fair regulations that address safety, maintenance, and community integration, ensuring that home experience sharing can coexist with the needs of local residents.

FISCAL IMPACT:

None.

COUNCIL MISSION / VISION / VALUE(S) ADDRESSED:

Implementing the interim urgency ordinance aligns with several City Council core values, including, providing and nurturing a high quality of life for all residents, promoting and enhancing a safe and healthy community, embracing and preparing for future developments, and cooperating respectfully with all stakeholders.

ATTACHMENTS:

Attachment 1 – Interim Urgency Ordinance