

Background/History

January 11 – March 11, 2021

An application window for Short Term Rental Temporary and Grandfathered Application was opened.

The following information summarizes the actions the City has taken in regards to the regulation of Short Term Rentals in the City of Oxnard.

All public hearings were recorded and can be viewed on the [City Meetings webpage](#).

December 10, 2020 [Revised]

On Thursday, December 10th the California Coastal Commission determined, by a unanimous vote, that the Executive Director's determination that the action taken by the City of Oxnard (acknowledging receipt and acceptance of, and agreement with the Commission's certification of the LCP Amendment with suggested modifications) is legally adequate and reported that determination to the Commission. The Coastal Commission report is posted as Item 9b on the California Coastal Commission's website:

<https://www.coastal.ca.gov/meetings/agenda/#/2020/12>

The City's Coastal STR regulations adopted by [Ordinance No. 2986](#) go into effect on December 17th."

November 17, 2020

The City Council unanimously approved the California Coastal Commission's Modifications to STR regulations on November 17. ([See meeting information, agenda item K-3](#)).

October 6, 2020 [Revised]

The City Council unanimously acknowledged receipt of and acceptance of the California Coastal Commission (CCC)'s three modifications to the City's Short-Term Rental (STR) Ordinance. Following that action, City staff transmitted the STR Ordinance to the CCC's Executive Director as requested by the CCC. Upon receipt of the STR Ordinance, Coastal CCC

staff informed City staff to process a second reading of the STR Ordinance before the CCC will take their final action.

Consequently, the STR Ordinance will not appear on the CCC's November calendar as previously anticipated. Based on CCC's direction, a scheduled second reading of the STR Ordinance for the City Council's will be on the November 17th meeting. If the City Council takes final action on that evening, documents would be transmitted to the CCC's Executive Director to have the STR Ordinance certified by the CCC at their December meeting. The STR Ordinance would go into effect 30 days following the City Council's second reading.

This revised order would not impact the content of the STR Ordinance or timeline as the application window would still open the first week of January 2021.

Scott Kolwitz,
Environmental Services Manager

Tuesday, October 6, 2020

NOTICE OF PUBLIC HEARING

The Oxnard City Council conducted a public hearing to consider the Zoning Text Amendment to Create Regulations for Short Term Rentals; Acknowledgement of California Coastal Commission Certification of Local Coastal Plan Amendment No. LCP-4-oxn-20-0008-1, Acceptance of Three California Coastal Commission Modifications, and Amendments to Section 17-53 of the City Code and; Planning and Zoning Permit No. 19-580-04.

A request that the City Council, 1) Acknowledge receipt of the California Coastal Commission's (CCC) Action Letter of Local Coastal Plan (LCP) Amendment No. LCP-4-oxn-20-0008-1 and the Planning Commission's adopted Resolution 2020-15 recommending that the City Council accept three modifications recommended by the CCC; 2) Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060 (C)(2) and (3) and 15061(b)(3) of the CEQA Guidelines; and 3) Introduce an Ordinance (by title only, waiving further reading) amending Section 17-53 of the Oxnard City Code (OCC) consistent with the CCC's modifications suggested for final certification relating to Vacation Rental Permit Cap, Separation Requirement, and Ineligible Dwellings, Structures and Spaces into the City's Short Term Rental regulations for the Coastal Zone; agree to issue Coastal Development Permits for the total area included in the certified LCP, and direct the Planning & Environmental Services Manager to transmit said Ordinance to the Commission Executive Director as requested. Filed by the Community Development Department, 214 S. C Street, Oxnard, CA 93030.

Thursday, August 20, 2020

OXNARD PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Oxnard Planning Commission will conduct a Public Hearing on Thursday, August 20, 2020, at 6:00 P.M. at the City Council Chambers of the City of Oxnard located at 305 West Third Street in Oxnard, California to consider the following item. Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public. As such, the meeting will be conducted via video conference / telephone call.

Project Name: Zoning Text Amendment to Create Regulations for Short Term Rentals – Planning and Zoning Permit No. 19-580-04 – A request that the Planning Commission adopt a Resolution and Recommend that the City Council (1) acknowledges receipt of the California Coastal Commission's Resolution of Certification, including terms or modifications suggested for final certification relating to Vacation Rental Permit Cap, Separation Requirement and Ineligible Dwellings, Structures and Spaces; (2) adopts an ordinance to modify Oxnard City Code Section 17-53 to incorporate the changes recommended by the California Coastal Commission into the City's Short Term Rental regulations for the Coastal Zone; and (3) accepts and agrees to such terms and modifications and takes whatever formal action is required to satisfy the terms and modifications; and (4) agrees to issue Coastal Development Permits for the total area included in the certified Local Coastal Program. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15061 and 15305 of the CEQA Guidelines.

For more information about this project please contact Randy.Baez@oxnard.org.

The Planning Commission staff report, report materials, and plans will be available the Thursday prior to the Planning Commission meeting by going to: <https://www.oxnard.org/city-meetings/>
The public may view the meeting at which the public hearing will be conducted beginning at 6:00 p.m. on the City's website (www.oxnard.org/city-meetings), on YouTube (www.youtube.com/oxnardnews) or Spectrum channel 10 / Frontier channel 35.

[Download this notice \(PDF\)](#)

July 29, 2020

NOTICE OF PUBLIC HEARINGS REGARDING CITY OF OXNARD SHORT TERM RENTAL IMPLEMENTATION OF MONITORING CONTRACT AND ESTABLISHMENT OF FEES

Notice is hereby given that the Oxnard City Council will conduct public hearings to consider the following matters on Wednesday, July 29, 2020 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 305 W. Third Street, Oxnard:

Adoption of a resolution authorizing the City Manager to enter into a contract with Host Compliance to provide access to their database, algorithms, and personnel to assist in the

implementation of, and ensure compliance with the Short-Term Rental (STR) Ordinance and to approve a budget appropriation of \$30,367.00 to fund said contract for one year. This appropriation will not impact fund balance. Hold a public hearing on proposed new STR fees related to the issuance of STR Permits and Business Licenses and adopt a Resolution establishing the recommended fees.

The draft resolutions are available for viewing on the City's webpage at www.oxnard.org/city-meetings.

CITY CLERK of the City of Oxnard, California.

Michelle Ascencion, CMC, City Clerk

Results of the California Coastal Commission Hearing. On July 10, 2020, the Coastal Commissioners voted unanimously to approve the City's Local Coastal Program Amendment (LCP-4-OXN-20-0008-1) with the modifications suggested by Coastal Commission staff in the Addendum to item F13a. The Coastal Commission staff has sent the City of Oxnard the following Coastal Commission action letter linked below.

[July 10, 2020 Coastal Commission Action Letter](#)

These results will not allow the City to start issuing permits as the City Council must still approve the modifications recommended by the CCC. Continue to check back here for updates and to find out when the permit application process will open.

On Friday, July 10, 2020 the California Coastal Commission (CCC) heard a request by the City of Oxnard to certify the City's Local Coastal Program Amendment No. LCP-4-OXN-20-0008-1 regarding regulations for Short Term Rentals.

Meeting Details

[Addendum to item F13a](#), City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0008-1 (Short Term Rentals) for the commission meeting of July 10, 2020.

The CCC staff report and recommendation for this matter is available here: [CCC Staff Report](#).

As a result of the COVID-19 emergency and the Governor's Executive Orders N-29-20 and N-33-20, the Coastal Commission meeting occurred virtually through video and teleconference. Please see the Coastal Commission's Virtual Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov/mtgcurr.html for details on the procedures of this hearing.

Questions or comments on this agenda item and/or this hearing should be directed to Deanna Christensen at Deanna.Christensen@coastal.ca.gov

Here is a direct link to the City of Oxnard's Short Term Rentals Local Coastal Program Amendment [Application](#)

Here is a direct link to the City of Oxnard's proposed [Short Term Rental Ordinance](#) as approved by the City Council on December 17, 2019.

On March 13, 2020 the California Coastal Commission staff requested an extension of the 60 working-day time limit in order to allow staff adequate time to review and analyze the amendment request. **(Not a City Meeting)**

On February 14, 2020 the California Coastal Commission notified the City of Oxnard that the City's application for a Local Coastal Program Amendment No. LCP-4-OXN-20-0008-1 regard regulations for Short Term Rentals had been deemed complete.

Click here to view the [Complete letter from the CCC](#)

On January 30, 2020 the City of Oxnard submitted an application for a Local Coastal Program Amendment regarding regulations for Short Term Rentals to the California Coastal Commission to review and certify.

Click here to view the [Application](#)

On December 17, 2019 the City Council held a public hearing for a second reading of a proposed ordinance of the City Council regarding short-term rental regulations.

Click below for the December 17, 2019 Agenda and Reports.

[Agenda Report](#)

[Ordinance No. 2969 – Ch 16 Short Term Rentals](#)

[Ordinance No. 2970 – Ch 17 Short Term Rentals Coastal Ordinance](#)

[Ordinance No. 2971 – Ch 7 Short Term Rentals Fines](#)

On December 3, 2019 the City Council held a public hearing to consider a proposed ordinance of the City Council regarding short-term rental regulations.

Click below for the December 3, 2019 Agenda and Reports.

[Agenda Report](#)

[November 5, 2019 City Council Staff Report](#)

[CH 16 – Short Term Rental Ordinance](#)

[CH 17 – Short Term Rental Ordinance – Coastal](#)

[CH 7 – Fines Ordinance](#)

[Redline Short Term Rental Ordinance \(Coastal\)](#)

[Redline Short Term Rental Ordinance](#)

[Notice of Exemption](#)

[STR Ordinance PPT CC 12.03](#)

On November 5, 2019 the City Council held a public hearing to consider a proposed ordinance of the City Council regarding short-term rental regulations.

Click below for the November 5, 2019 Agenda and Reports.

[Agenda Report](#)

[CH 7 – Fines Ordinance 10-1-19](#)

[CH 16 – Short Term Rental Ordinance 10-1-19](#)

[CH 17 – Short Term Rental Ordinance – Coastal 10-1-19](#)

[Spatial Analysis of the Coastal Zone](#)

[General Plan Neighborhood map](#)

[R-BF Zone Map](#)

[Notice of Exemption](#)

[Correspondence](#)

[STR Processing Guidelines](#)

[STR Ordinance PPT CC 11.05.19](#)

[Link to Correspondence folder](#)

On September 24, 2019 the Housing and Economic Development Committee held a public hearing to consider a proposed ordinance of the City Council regarding short-term rental regulations.

Click below for the September 24, 2019 Agenda and Reports

[Agenda Report](#)

[CH 16 – Short Term Rental Ordinance \(1\)](#)

[CH 17 – Short Term Rental Ordinance – Coastal](#)

[STR Ordinance PPT HEDC 09.24.19](#)

On August 1, 2019 the Planning Commission held a public hearing to consider a proposed ordinance of the City Council of the City of Oxnard regarding a short-term rental ordinance. The Planning Commission will hear public comment, deliberate and make a recommendation to amend the proposed ordinance or forward it City Council with a recommendation to approve.

This is a regular meeting of the Planning Commission. **Please note, regular meetings times have changed from 7:00 p.m. to 6:00 p.m.** The meeting will be held in the Oxnard City Council Chambers located at 305 W. Third Street, Oxnard, CA 93030. The Agenda and Staff report have been published to the Planning Commission website.

[Click here for the August 1 Agenda and Report.](#)

On July 9th the Housing and Economic Development Committee will receive a summary report regarding proposed revisions and additions to the Oxnard City Code and review the recommended Coastal and Non-coastal Short Term Rental ordinance and provide input on the content. This input will provide necessary guidance for staff to finalize the ordinance so that it may be presented to the Planning Commission in August.

This is a regular meeting of the Committee and will begin at 4:30 p.m. in the Oxnard City Council Chambers located at 305 W. Third Street, Oxnard, CA 93030. The Agenda and Staff report will be published no later than July 2nd. Please check back for a link to these items.

On March 25th the City Council will receive a report regarding recommended best practice regulations for a Short Term Rental ordinance. This is a special meeting of the City Council and will begin at 6:00 p.m. in the Oxnard Performing Arts & Convention Center located at 800 Hobson Way, Oxnard, CA 93030.

[Click here for March 25 Agenda and Report.](#)

The City of Oxnard Housing and Economic Development Committee will review and discuss policy questions and options for the future development of a Short Term Rental Ordinance. The Committee meeting will be held on February 26th at 4:30 P.M. in the Council Chambers located at 305 W. 3rd Street.

The Committee will hear public comments and provide input on key questions which may provide the framework for the development of a Short Term Rental Ordinance. This input, along with Planning Commission input from prior meetings, will be communicated to the City Council at a future meeting date

[Click here for February 26 Agenda and Report.](#)

On June 1st the Planning Commission conducted a study session on the issue of Short Term Vacation Rentals. The Planning Commissioners provided the following input on a set of questions:

[Planning Commissioners Comments \(PDF\)](#)

On June 1st, 2017, the Planning Commission conducted a study session regarding Short-Term Vacation Rental (STR) Regulations. At this meeting, the public and Commission received a presentation on Planning Staff's prior work efforts regarding regulation of STRs. The public and Planning Commission provided input on this topic. This input will be communicated to the City Council, as a study session at a future council meeting.

[A copy of the staff's presentation is provided here:](#)

[Staff Report](#)

[Powerpoint Presentation \(PDF\)](#)

[Link to the June 1, 2017, Planning Commission video](#)

Thank you for attending the November 3rd Planning Commission study session regarding short-term rentals. We appreciate the input the community provided and comments received from the Planning Commission. Over the next few months, staff will be working to refine the

proposed STR regulations. You can access a copy of the November 3rd Planning Commission staff report by going here:

Visit: <https://www.oxnard.org/planning-commission-agendas-and-minutes-2016/>

You can secure a copy of staff's November 3rd presentation by going here: [Powerpoint Presentation \(PDF\)](#)

On November 3rd at 7:00 p.m the Planning Commission will conduct a study session regarding Short Term Vacation Rental regulations. The meeting will be at the [Performing Arts and Convention Center \(PACC\) located at 800 Hobson Way, Oxnard Room](#). This meeting is a study session only and no decisions will be made at this meeting. Interested parties should consult the Planning Division, Planning Commission website link below to confirm meeting scheduling:

Visit: <https://www.oxnard.org/planning-commission-agendas-and-minutes-2015/>

On August 16, 2016, the City of Oxnard held a community meeting to solicit input regarding an ordinance the City is drafting on short-term rentals (STR) in Oxnard. Thank you to all those who attended; we appreciate the time you took to participate in this event. At the meeting, staff from the City's Planning Division:

1. provided an overview of STRs and best practices to regulate STRs;
2. discussed proposed standards for STR operations; and
3. presented results of a recent public survey on the topic.

Following staff's presentation, the public was asked to participate in a community exercise to provide feedback about specific STR regulations. Additionally, participants provided written comments in response to specific topics, the meeting itself, and STRs in general. Below you will find a summary of the feedback we received at the meeting.

When participants arrived, they were asked to sign in and state which neighborhood they affiliate with. Together, coastal neighborhoods made up 86% of participants, Oxnard Shores alone made up over half of all participants. A detailed summary of neighborhood participation can be viewed by clicking on the thumbnail below:

Topic Questions: At the community meeting, participants were asked to provide input on specific regulations related to STRs. Topic questions were displayed around the room on boards with prepared multiple-choice style answers. Participants used stickers that were color-coded to the questions to identify the response that best suited their views. Color-coded stickers prevented multiple answers on the same topic, however, not all participants provided feedback on all of the questions. A summary of results can be viewed by clicking on the thumbnail below:

Additional Input for Topic Questions: If a participant determined that their feelings were not adequately represented by the available response options, notecards were available to provide additional input for each topic. Some of the common themes expressed by attendees regarding each topic are provided below:

Question 1: Guest Provisions

- Maximum of one guest per renting adult.
- One guest for every two renters.
- Number of guests should be dependent upon the location of the STR.
- Number of guests should be set by the owner.
- Number of guests should be determined by the bedroom count and available parking.
- No guests should be allowed.

Question 2: Minimum Distance Between STRs

- STRs should not be allowed where properties/tenants share a wall (e.g. apartments or townhomes) where neighboring buildings are built on the property line.
- Limit the total number of STRs in the City or limit the total of STRs by neighborhood.
- A minimum distance requirement may create problems for permitting existing STRs where they are already within close proximity to one another.

Question 3: Seasonal Changes to Minimum Rental Duration

- Rentals should be a minimum of 30 days.

Question 4: Maximum Number of Nights Rented Per Year

- STRs should be limited to a maximum of thirty rental nights per year.
- Designate districts and establish a maximum number of total rental nights per zone.

Question 5: Minimum Rental Duration

- Minimum rental duration should be either 29 or 30 days.
- Belief that the code already limited rentals to 30 days.

Question 6: Homestays

- Homestays will encourage multiple families living in the same house.

Question 7: Banning STRs

- How will regulations be enforced with absentee property owners / out-of-state investors?

General Comments: Participants also had the opportunity to provide general input not directly related to the seven topics. Below is a summary of some of the common themes expressed by participants leaving general comments:

- Certain properties with unique development standards such as zero lot lines, shared wall properties (apartments & condominiums), and properties with docks should be treated differently.

- Prior to having an STR permit issued, properties should be inspected for hazards and to ensure that proper building permits have been secured.
- Occupancy limits should be established based upon available parking.
- STR permittees/owners should pay for separate trash service and security.
- STR permittees/owners should pay into an organization to ensure regulations are enforced.

Thank you for attending our community meeting on August 16, 2016 regarding Short Term Rentals. For those that were unable to attend the meeting or would like to view the presentation again, please click the link below.

[Aug 16th PowerPoint Presentation \(PDF\)](#)

[Aug 16th Presentation Video](#)

Next Steps:

Community input from this meeting will be summarized and transmitted to the decision makers. Results of the community meeting will be posted on this webpage in the near future.

The City will continue to issue meeting and public hearing announcements regarding STRs. Be sure to check <https://www.oxnard.org/short-term-rentals-str/> for updates.

For more information, contact the Development Services Department, Planning Division at (805) 385-7858.

Results from a survey on short-term rentals

The rise of online services such as Airbnb, Inc., and VRBO have led to an increased number of short-term rentals (STR) operating within the City of Oxnard. The City of Oxnard is drafting an STR ordinance to establish standards for the operation and licensing of STRs. As part of that effort, an online survey to gather opinions regarding STRs was conducted between March 21 and April 6, 2016.