



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

October 4, 2023

2:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Discuss inventory collection of Short Term Rentals
2. Discussion of the recent increase of Agenda cases
3. Discussion of items as determined by the Commissioners
4. Discussion of items as determined by the public

IV. ADJOURNMENT



STAFF REPORT

DATE: October 4, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Discuss inventory collection of Short Term Rentals

The City of Danville has seen an influx of Short Term Rentals (STRs) in recent months. To ensure the safety of those utilizing these services and ensure compliance, the Planning Commission has recommended Code Amendments to be heard before City Council on October 5, 2023. The proposed changes amend how STRs will operate in the City. The Code Amendments do not amend the location or number of them.

Staff has been asked to review alternatives to limit the location and number of STRs in the City of Danville. Below are options that have been reviewed by Staff and alternatives to consider.

Options reviewed by Staff and to be considered by Planning Commission

1. *Remove the SUP requirement (allowed by right) for STR operation in T-R, S-R, OT-R, A-R, CB-C and TW-C. Administrative approval would still be necessary for registration. Planning Commission may choose to remove the Special Use Permit requirement from the operation procedures of a Short-Term Rental. If this option is chosen, Staff would be responsible for determining compliance based on the regulations set forth in Article 2 Section Y.*
2. *Prohibit STR operations in the City of Danville. Planning Commission may choose to prohibit operations of Short-Term Rentals beyond those that are currently operating legally. Any Short-Term Rental operating illegally must cease and those in the process of obtaining approval would be allowed to move forward with the process.*
3. *Prohibit STR operation in all districts except CB-C and TW-C. Short-Term Rental operations are allowed by right in the CB-C and TW-C districts and by Special Use Permit in other residential zoning classifications. Planning Commission may choose to remove the opportunity for Special Use Permits for Short Term Rentals and only allow their operation in CB-C and TW-C by right. If this option is chosen, all STRs in operation illegally must cease with no means of compliance.*
4. *Place a limit on the number of STRs allowed in the City of Danville. Planning Commission may choose to limit the number of Short-Term Rentals that may operate within the City of Danville. This limit may*

be based on an acceptable number for the Commission, a percentage of residential structures in the City or some other factor determined acceptable by the Commission. Ex. There are approximately 15,450 parcels in the City of Danville with the State Use Code "Single Family Residential -1 dwelling" . One percent (1%) could result in a limitation of 150 Short Term Rentals.

5. The Planning Commission may limit the number of STRs on a street. *Planning Commission may choose to limit the number of Short-Term Rentals that may operate on any given street. This limit may be determined by a percentage of residential structures on the street, a percentage of all structures on the street or some other factor determined acceptable by the Commission.*
6. The Planing Commission may limit Short Term Rentals to existing rental districts. *The City of Danville has five (5) Rental Inspection Districts. Rental properties located within the Rental Inspection District are subject to inspections similar to those presented for Short Term Rentals.*

ATTACHMENTS

None



STAFF REPORT

DATE: October 4, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Discussion of the recent increase of Agenda cases

Staff was asked to determine if it is possible to limit the number of cases per agenda due to the rising number of Planning Commission cases. After review and discussion with our City attorney, this is an option for the Planning Commission. The Commission agenda may be limited to a specific number of cases. This number may be determined by the Planning Commission and staff.

The City of Danville Zoning Code requires a timeline of action for each applicant. Action is required on any submitted and deemed complete application within ninety (90) days of submission. Within thirty (30) days of submission, a Staff Report must be completed and forwarded to the Planning Commission for review.

If an agenda is deemed closed due to the number of cases, it may be necessary to hold two (2) meetings per month. The meeting dates and times for these meetings will need to be predetermined.

Potential Actions:

- limit the number of cases reviewed per agenda
- meet twice monthly

ATTACHMENTS

None



STAFF REPORT

DATE: October 4, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Discussion of items as determined by the Commissioners

At this time, commissioners may discuss any item that is not on the agenda.

ATTACHMENTS

None



STAFF REPORT

DATE: October 4, 2023
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Discussion of items as determined by the public

At this time, the public may discuss any item that is not on the agenda.

ATTACHMENTS

None