

## NOTICE OF EXEMPTION

### ***Project Description:***

PZ 19-580-04 (ZONE TEXT AMENDMENT) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD AMENDING THE OXNARD CITY CODE REGARDING SHORT-TERM RENTAL UNITS BY ADDING CHAPTER 16, ARTICLE XI AND AMENDING CHAPTER 16, ARTICLE III, DIVISION 2 BY ADDING SUBSECTION (19) TO SECTION 16-21 (B) TO THE RESIDENTIAL SINGLE-FAMILY ZONE, AND AMENDING CHAPTER 16, ARTICLE III, DIVISION 10, SECTION 16-148, TABLE 16-148 OF THE DOWNTOWN CODE, ADDING SHORT-TERM RENTALS AS AN ALLOWED, BY RIGHT RESIDENTIAL USE IN THE DT-E, DT-G AND DT-C ZONES; AND ADDING CHAPTER 17, ARTICLE IV, SECTION 17-53, AND AMENDING CHAPTER 17, ARTICLE II ADDING SUBSECTION (B) (10) TO SECTION 17-10. R-B-1, SINGLE-FAMILY BEACH, SUB-ZONE; SECTION 17-11. R-W-1, SINGLE-FAMILY WATER-ORIENTED, SUB-ZONE; SECTION 17-12. R-W-2, TOWNHOUSE WATER-ORIENTED, SUB-ZONE; SECTION 17-13. R-2-C, COASTAL MULTIPLE-FAMILY, SUB-ZONE; SECTION 17-14. R-3-C, COASTAL MEDIUM DENSITY MULTIPLE-FAMILY, SUBZONE; ADDING SUBSECTION (B) (3) TO SECTION 17-15. CPC, COASTAL PLANNED COMMUNITY SUB-ZONE; AND ADDING SUBSECTION (B) (9) TO SECTION 17-25. R-BF, BEACHFRONT RESIDENTIAL SUB-ZONE REGARDING SHORT-TERM RENTAL UNITS; AND AMENDING OXNARD CITY CODE CHAPTER 7, ARTICLE III, SECTION 7-56 TO ESTABLISH FINES FOR VIOLATION OF SHORT TERM RENTAL REGULATIONS FILED BY THE OXNARD COMMUNITY DEVELOPMENT DEPARTMENT, 214 S. C ST. OXNARD, CA 93030.

### ***Finding:***

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

***Supporting Reasons:*** Short-term rentals are not currently an authorized use in the City of Oxnard but historically, dwellings have been used as short-term rentals for many years. In recent years the number of dwelling units being offered as short-term rentals has seen a significant increase. The impacts associated with the increase in short-term rentals such as noise complaints, trash, and parking have also been increasing. The zone text amendment

creates regulations to authorize short-term rentals of dwelling units and manages the associated impacts. The zone text amendment has no possibility of significantly affecting the environment as the use authorized by the zone text amendment is an existing, but unregulated use.

---

(Date)

---

Jeffrey Lambert  
Community Development Director