CITY OF ALAMEDA PLANNING BOARD

DRAFT RESOLUTION

RECOMMENDING TO CITY COUNCIL THAT IT ADOPT AMENDMENTS TO CHAPTER 30 OF THE ALAMEDA MUNICIPAL CODE TO ADD PROVISIONS RELATED TO SHORT TERM RENTALS AND FIND THAT THE AMENDMENTS ARE EXEMPT FROM ENVIRONMENTAL REVIEW

WHEREAS, Policy H-19 of Alameda's 2023 – 2031 Housing Element states, "Limit short-term rentals, conversions to hotels, which reduce the supply of long-term housing units for sale or rent"; and

WHEREAS, the City is interested in protecting housing supply and affordability, prevent the conversion of existing housing units to transient lodging uses and reduce speculative investment, maintain Alameda's housing stock for long-term rental and ownership, and reduce vacancy; and

WHEREAS, the City also wishes to allow residents of Alameda (including property owners and long-term renters) the opportunity to rent their residences to guests on a short-term basis, which can provide income to Alameda residents, offsetting the price of owning or renting a home, and can provide residents with flexibility for travel and remote or seasonal work, and can showcase Alameda to visitors who desire alternatives to hotel accommodations; and

WHEREAS, the City has an interest in ensuring neighborhood compatibility and minimizing potential nuisance impacts on Alameda residents living near STRs and maintain the safety of residents and visitors; and

WHEREAS, it is important to provide clear regulations and procedures to enable straightforward compliance; and

WHEREAS, the Planning Board held duly noticed workshops on February 10, 2025 and April 28, 2025, at which staff introduced a plan to develop regulations for short-term rentals (STRs), presented several issues and alternatives, and obtained public testimony, Board feedback and recommendations for a draft ordinance; and

WHEREAS, the Planning Board held a duly noticed public hearing on July 13, 2026, to consider the draft ordinance and CEQA determination, and received testimony

related to the proposal and made a recommendation to the City Council to adopt the revised amendments.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Alameda, as follows:

1. **The amendments maintain the integrity of the General Plan**. The proposed ordinance is consistent with the City of Alameda's General Plan, Housing Element Policy H-19 that would limit short term rentals to preserve housing for long term occupancy, which is facilitated by the proposed ordinance by providing a framework for such uses that requires full-time residential occupancy of the dwelling unit or property being made available for short term rental.

2. **The amendments will support the general welfare of the community**. The proposed ordinance provides a framework of eligibility criteria, performance and safety standards, and a compliance framework that are intended to minimize nuisances, protects visitors who stay in the rentals, provides for an economic use of the properties that will accommodate those who wish to visit Alameda and support its local economy, and ensures the proper collection of transient occupancy taxes.

3. **The amendments are equitable**. The proposed amendments apply broadly to all of the residential properties in the city, and allow owners and renters to take advantage of the provisions.

4. **The amendments are exempt from the California Environmental Quality Act**. The proposed amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which exempts an action where it can be seen with certainty that the proposed project will not have a significant effect on the environment. Amending the zoning code to allow an accessory use of residential properties will not result in any identifiable physical impacts because there would be no change to the allowable development on properties.

5. **The amendments are hereby recommended to the City Council for adoption, as presented in Exhibit A.**

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