

**ORDINANCE NO. 555-AC**

**AN ORDINANCE OF THE CITY OF NEEDLES AMENDING CHAPTER 12 "LICENSES"  
OF THE NEEDLES MUNICIPAL CODE ADDING SHORT TERM RENTALS**

WHEREAS, tourists, who rent short-term lodging units, can escalate the demand for city services and create adverse impacts in zoning districts that allow residential uses; and

WHEREAS, incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic congestion, illegal vehicle parking and accumulation of refuse can be directly related to short-term lodging units which require response from police, fire, paramedic and other city services; and

WHEREAS, agents and/or absentee owners operate many short-term lodgings; and

WHEREAS, the restrictions of this chapter are necessary to prevent the burden on city services and adverse impacts on residential neighborhoods posed by short-term lodgings; and

WHEREAS, a public hearing notice for the City Council meeting was published in the Needles Desert Star on July 31, 2013 specifying the date, time and location of the public hearing; and

WHEREAS, on August 13, 2013, the Needles City Council held a duly noticed and advertised public hearing to receive oral and written testimony for or against adding Short Term Rentals to the Needles Municipal Code; and

WHEREAS, the Needles City Council has sufficiently considered all testimony and any documentary evidence presented to them in order to make the following determination.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEEDLES DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** The City Council HEREBY FINDS AND DETERMINES that this activity is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Section §15060 (c)(2), the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment

**SECTION 2.** The City Council HEREBY FINDS AND DETERMINES that facts do exist to approve an amendment to the Needles Municipal Code ("Needles Code").

**SECTION 3.** The City Council HEREBY APPROVES Ordinance 555-AC amending the Needles Code as follows:

**Sec. 12-1 Definitions - Adding the following definitions**

**Lodging unit or Unit** (sometimes referred to as **Dwelling unit**) - A room or suite of rooms with a single kitchen used for the residential use and occupancy, and which is rented to person(s) other than the owner. (The density standards applicable to short-term lodging units shall be no greater than the density otherwise allowed in the underlying zone.)

**Owner** - The person(s) or entity(ies) that hold(s) legal and/or equitable title to the lodging unit.

**Short-term** - Occupancy of a lodging unit for a period of thirty consecutive calendar days or less.

**Short Term Lodging Rental Properties** - The renting or letting of residential units for purposes of dwelling, sleeping or lodging for a period of thirty consecutive calendar days or less.

**Sec. 12-5 Same – Exceptions - Amending (h) to read as follows:**

- (h) The provisions of this chapter shall not be deemed or construed to require the payment of a license fee by any person carrying on, or engaging in, the renting or letting of three or less residential units, to serve as a primary residence for a period in excess of thirty days, for purposes of dwelling, sleeping or lodging (i.e., apartments, boarding houses and other residential property rentals).

**Adding Sec. 12-68.1 Short Term Rental Property**

- (a) Overnight occupancy of short-term lodging unit(s) shall be limited to a specific number of occupants, and the number of occupants shall not exceed that permitted by the provisions of Titles 14 (Building and Construction) and 15 (Fire) of this code;
- (b) Occupants and/or guests of short-term lodging unit(s) shall not create unreasonable noise or disturbances, engage in disorderly conduct or violate provisions of this code or any state law pertaining to noise, collection and disposal of refuse, disorderly conduct, the consumption of alcohol or the use of illegal drugs;
- (c) A valid business license issued by the city for the separate business of operating short-term lodging unit(s) shall be obtained prior to renting short-term lodging; and
- (d) For every person engaging in, the renting or letting of residential units for purposes of dwelling, sleeping or lodging for a period of thirty consecutive calendar days or less, the gross annual receipts of which are as follows, the respective license fees shall be as follows:

Less than \$15,000		\$30.00 per year
\$15,000 and less than	\$30,000	\$35.00 per year
\$30,000 and less than	\$45,000	\$50.00 per year
\$45,000 and less than	\$60,000	\$60.00 per year
\$60,000 and less than	\$75,000	\$70.00 per year
\$75,000 and less than	\$90,000	\$85.00 per year
\$90,000 and less than	\$105,000	\$105.00 per year
\$105,000 and less than	\$120,000	\$120.00 per year
\$120,000 and less than	\$150,000	\$140.00 per year
\$150.00 and over		\$165.00 per year

**SECTION 4.** This action shall become final and effective thirty (30) days after this decision by the City Council as provided by the Needles City Code.

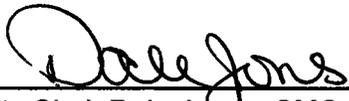
**SECTION 5.** The City Clerk shall certify to the adoption of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** that the City Council of the City of Needles, California, approve an amendment to the City Code.

**INTRODUCED AND READ** for the first time and ordered posted at a regular meeting of the City Council of the City of Needles, California, held on the 13th day of August, 2013, by the following roll call vote:

AYES: COUNCIL MEMBERS LOPEZ, KIDD, FRAZIER, CAMPBELL, DARCY AND GUDMUNDSON  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

  
Mayor Edward Paget, M.D.

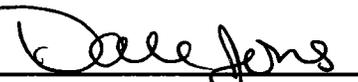
Attest:   
City Clerk Dale Jones, CMC

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Needles, California, held on the 27th day of August, 2013.

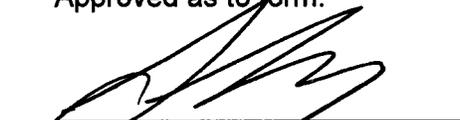
AYES: COUNCIL MEMBERS LOPEZ, KIDD, FRAZIER, CAMPBELL, DARCY AND GUDMUNDSON  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

  
Mayor Edward Paget, M.D.

(Seal)

Attest:   
City Clerk Dale Jones, CMC

Approved as to form:

  
City Attorney John Pinkney