



Code Overview of Revenue-generating Home Activities

City Council Meeting
November 8, 2017

Revenue Generating Home Activities

- Overview of State and Calabasas Laws for Single Family Residential Neighborhoods:
 - Activities which require no permit
 - Activities which require a permit
 - Ministerial
 - Discretionary
 - Activities which are prohibited

Revenue Generating Home Activities

- No Permit is required for a **Garage Sale**
 - Up to 4 times a year, max. three day duration
 - Resident sale of personal property



Revenue Generating Home Activities

- No Permit is required to **Rent your Home**
 - Must be for more than 30 days
 - No more than two bedrooms or rooms



Home Rental Regulations

- “Tenants” vs “**Guests**” - **occupancy under 30 days**
 - Considered a “Transient Occupancy”
 - Considered a Commercial Hotel Use not permitted in Single Family Residential Zones
 - Guests do not...
 - Clean the House
 - Take out the Trash
 - Do Laundry
 - Pay Utility Bills
 - Maintain Premises



Home Rental Regulations

- Rental of 3 or more rooms is considered to be a **Boarding House**
 - Examples include sororities and fraternities
 - Not permitted in Single Family Neighborhood Zones



Revenue Generating Home Activities

- A Permit is required for **Home Filming**
 - Maximum 14 days per year, up to 20 with Council and community support
 - Managed by Contract under the Media Department



Revenue Generating Home Activities

- A Permit is required for **Hobby Farms**
 - Limited Agricultural Use
 - HM, OS and RR Zones only
 - Sustainable BMP's



Revenue Generating Home Activities

- A Permit is required for **Home Occupations**
 - Business is conducted by the home resident
 - Subordinate to the primary residential use
 - May not generate traffic or noise
 - Neighborhood Compatible:
 - Art Studios
 - Home Offices
 - Minimal Visitors/
Employees



Revenue Generating Home Activities

- A Permit is required **Bed and Breakfast Inns**
 - HM, RC, RR and REC Zones only
 - Must have a primary resident
 - Allowed Conditionally;
CUP required
 - No kitchens in rooms
 - Meets all home standards



Revenue Generating Home Activities

- A Permit is required for **Day Care Facilities**
 - Licensed through Ca. Department of Social Services
 - Serves Children or Adults
 - Property is occupied by a full time resident
 - Zoning Clearance permit
 - Subject to occupancy limits



Revenue Generating Home Activities

- A Permit is required for **Residential Care Homes**
 - Regulated by the State
 - Up to 6 residents
 - Commonly called “Board and Care”
 - Issued by Zoning Clearance



Revenue Generating Home Activities

- A Permit is required for **Secondary Housing Units** (Accessory Dwelling Unit or “ADU”)
 - Recently de-regulated by the State
 - Up to 1,200 SF
 - No occupancy under 30 days
 - Issued by Zoning Clearance



Revenue Generating Home Activities

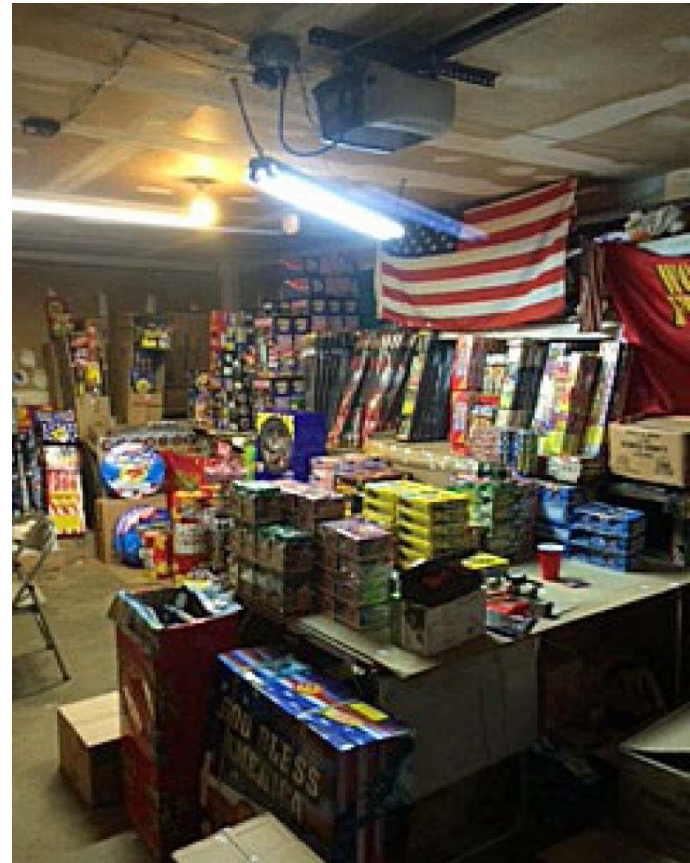
- **Transient Unit Occupancy home or room rentals (less than 30 days) are prohibited**
 - Considered to be “Hotels”
 - Not permitted in single family residential zones



airbnb

Revenue Generating Home Activities

- Use of a home to conduct **commercial retailing activities** is prohibited
 - Events do not preserve the residential character of the neighborhood
 - Examples include:
 - “Estate Sales”
 - “Trunk” Sales



Revenue Generating Home Activities

- **Commercial Retailing “Red-Flags”**
 - Truck Deliveries
 - New Merchandise
 - Packaged Items
 - Bulk Products
 - Not Household Goods
 - Public Advertisement
 - Repeated Sales
 - Short Duration Event



Revenue Generating Home Activities

- **Commercial Event Home Rentals are prohibited**
 - Typically vacant structures; no residential value
 - Examples include:
 - Corporate retreat
 - Dinners
 - Performances
 - Workshops



Revenue Generating Home Activities

- **Dance or Party House event rentals are prohibited**

- Social Media used for event advertisement/promotion
- Alcohol beverage service may occur w/o Calif. ABC license
- Neighbors disturbed by noise, multiple Sheriff responses
- Dangerous/illegal assemblies possible:

- Unpermitted structures
- Unpermitted/inspected
gas/plumbing electrical
installations
- Inadequate Exiting



Revenue Generating Home Activities

- **Event Home Rentals “Red-Flags:**
 - Vacant Structure, no one in residence
 - Advertised to the Public
 - Unusual Parking
 - Delivery Trucks
 - Backyard Tents
 - Unusually Large Groups
 - Amplified Sound



Revenue Generating Home Activities

- Residents with concerns can:
 - Contact their HOA
 - Contact a Calabasas Code Enforcement Officer
 - (818) 224-1701, or (818) 518-3201 after hours
 - “Connect with Calabasas” City Website referral
 - All complaints received are *CONFIDENTIAL*
 - Contact the Lost Hills Sherriff
 - (818) 878-1808

Revenue Generating Home Activities

Staff is requesting that the Council discuss this report, and provide direction to Staff regarding:

Allowed: Garage Sales, Home Rentals

Permits Required: Filming, Hobby Farms, Home Occupations, Bed and Breakfast Inn, Daycare Facilities, Residential Homes, ADU's

Prohibited: Transient Occupancies, Retailing, Event Rentals, Party Houses