

ATTACHMENT 3. TABLE 1. Short-Term Rental Regulatory Approaches Certified by the California Coastal Commission

Approach & Description ^{1,2}	Regulatory Provisions Needed for Implementation	Local Jurisdictions that have Implemented the Approach & Relevant Info	Notes
<p>Primary Residence-The Owner or Long Term Tenant must live on the property for a minimum number of days per year; and the rental must be the owner’s documented primary residence.</p>	<p>Primary Residence is established through:</p> <ul style="list-style-type: none"> • Income Tax Return • Property Tax Bill • Several other Official Documents <p>Limits an operator to one STR or homestay.</p>	<p>City of Pismo Beach (STR: Up to 180 days/year) City of Santa Cruz (STR: Up to 182 days/year) Ventura County (Homestay- Operator must always stay onsite during rental) City of Laguna Beach (If the property contains multiple units, operator must permanently reside in one) City of Trinidad (STR: up to 59 nights/year, Homestay: No limit) City of Oxnard (Homestay only)</p>	<ul style="list-style-type: none"> • Reduces loss of housing stock to STRs. • Effective enforcement of primary residence requirements in other jurisdictions by requiring multiple official documents. • City of Pismo Beach requires the property owner(s) to be (an) individual(s) or trustee(s), and not a corporation, limited liability company, partnership, or other business or commercial entity.
<p>Land Use Overlay Zones-Establishing a designated zone(s), within geographic or community plan areas that permit STRs or homestays</p>	<p>Land Use Overlay Zones are typically based on:</p> <ul style="list-style-type: none"> • Geographic areas • Community Plan Areas • Zone districts <p>Often coupled with a permit cap within the Land Use Overlay Zone.</p>	<p>-County of Santa Cruz (Specific Plan area or Neighborhood) -City of Carpinteria (STRs only, Area closest to coastal recreation areas and City’s commercial core where a majority of the STRs already existed) -City of Trinidad (Based on zoning districts, Urban and Suburban Residential)</p>	<ul style="list-style-type: none"> • May avoid oversaturation of rentals. • May prevent loss of neighborhood character by permitting STRs only in certain areas. • Allows regulation of specific geographic area with special needs/issues.
<p>Permit Limit-Establishing a limit on the number of STRs or homestays able to be permitted; a permit limit can be within a designated</p>	<p>A permit limit may be established as a:</p> <ul style="list-style-type: none"> • Percentage of parcels within a designated area 	<p>-County of Santa Cruz (Limits based on percent of residential units in a neighborhood) -City of Santa Cruz (Citywide C.Z. limit, n = 250) -City of Carpinteria (STRs only, n = 218)</p>	<ul style="list-style-type: none"> • May prevent oversaturation of rentals. • May prevent loss of neighborhood character. • Reduces loss of housing stock to STRs.

ATTACHMENT 3. TABLE 1. Short-Term Rental Regulatory Approaches Certified by the California Coastal Commission

Approach & Description ^{1,2}	Regulatory Provisions Needed for Implementation	Local Jurisdictions that have Implemented the Approach & Relevant Info	Notes
area (e.g., community plan area, or land use zone).	<ul style="list-style-type: none"> • Percentage of residential housing stock. • Concentration limits 	-County of San Luis Obispo (Concentration limits for some communities) -City of Oxnard (Concentration limits and permit limits for certain neighborhoods) -City of Trinidad (Permit limits in two residential zone districts)	<ul style="list-style-type: none"> • May reduce nuisance issues.
Zoning and/or Lot Size Limits- Designating zoning districts in which STRs and homestays are allowed/not-allowed, based on the characteristics and purpose of the zone and/or lot size.	Provide rational basis for regulations limiting STRs and homestays to certain zones (e.g., prevention of oversaturation of STRs and homestays that may negatively affect neighborhood character or result in nuisances).	-Pismo Beach (Allowed only in certain Single and Multi-Family residential zone districts.) -City of Carpinteria (Homestays only allowed in R-1 SFD zone) -City of Trinidad (Limits in two residential zone districts) -No jurisdictions explicitly set limits based on lot size, but it may play a factor in limits established for certain zone districts.	<ul style="list-style-type: none"> • May prevent oversaturation in high density zones in which nuisances may occur. • May prevent loss of neighborhood character by excluding them from certain zones.
Concentration Limits- Limits STRs or homestays by requiring a minimum separation distance.	Provide rational basis that the chosen distance separation will limit negative effects and achieve regulatory objectives. This may include problems associated with the density of STRs and homestays and how this approach would limit them.	-City of Oxnard (Varies by neighborhood, 100-200 ft.) -County of San Luis Obispo (Varies with community area, 100-200 ft.)	<ul style="list-style-type: none"> • May prevent oversaturation of short-term rentals. • May prevent loss of neighborhood character through a reduction in density. • May reduce nuisances. • May reduce the number of short-term rentals allowed in areas where short-term rentals have historically operated.

ATTACHMENT 3. TABLE 1. Short-Term Rental Regulatory Approaches Certified by the California Coastal Commission

Approach & Description ^{1,2}	Regulatory Provisions Needed for Implementation	Local Jurisdictions that have Implemented the Approach & Relevant Info	Notes
<p>Business License-A business license would need to be obtained along with a Coastal Development Permit in order to operate an STR/homestay</p>	<ul style="list-style-type: none"> • Business license ordinance needed; implemented by Treasurer Tax Collector • License assigned to an operator, not a property. • Coastal Development permit would be issued to the property. 	<ul style="list-style-type: none"> -City of Pismo Beach -City of Carpinteria -County of Ventura -County of San Luis Obispo -City of Solana Beach -City of Trinidad -City of Oxnard 	<ul style="list-style-type: none"> • Unlike CDPs, a business license does <u>not</u> run with the land and may be terminated due to nuisance violations, lack of TOT payment, & other non-compliance issues contained in the business license ordinance. • Additional discretion over renewal approval; may be easier to remove noncompliant operators. • Enforcement capability can include inspections, additional fines for violations and greater TOT enforcement. • Coordination with Treasurer Tax Collector needed.
<p>Minimum Night Stay- STRs with a minimum night stay may reduce nuisance issues associated with events and/or parties.</p>	<p>Provide rational basis for established night limit.</p>	<ul style="list-style-type: none"> -City of Solana Beach (7 nights) -City of Trinidad (2 nights) -City of Oxnard (3 nights) 	<ul style="list-style-type: none"> • May prevent or reduce the use of rentals for events/parties. • May limit STRs and homestays overall. • May be difficult to enforce.
<p>Bedroom Limits- Dwellings with a bedroom count greater than the bedroom limit are ineligible for an STR or homestay permit. If a bedroom limit</p>	<p>An analysis would be needed to determine how many eligible properties would remain once the bedroom limit is applied.</p>	<ul style="list-style-type: none"> -City of Carpinteria (Homestays only, 1 bedroom limit) -County of Ventura (STRs only, 5 bedroom limit) -City of Oxnard (STRs: 5 bedrooms, Homestay: 1 bedroom) 	<ul style="list-style-type: none"> • May prevent or reduce the use of rentals for events/parties. • Often coupled with a person-per-bedroom limit

ATTACHMENT 3. TABLE 1. Short-Term Rental Regulatory Approaches Certified by the California Coastal Commission

Approach & Description ^{1,2}	Regulatory Provisions Needed for Implementation	Local Jurisdictions that have Implemented the Approach & Relevant Info	Notes
is established, an STR or homestay with bedrooms greater than the number allowed, would not be able to rent out the additional bedrooms under the permit.	Provide rational basis to substantiate bedroom limit.		<p>that limits the total number of overnight guests.</p> <ul style="list-style-type: none"> • Bedroom limits in a dwelling with more bedrooms than the limit may be difficult to enforce. • Some jurisdictions require submittal of “floor plans.”
Rental Frequency- Limiting the amount of calendar days an STR or homestay may operate within a year.	Rental frequency is established through a calendar-days-per-year limit that an STR or Homestay may operate.	<p>-City of Oxnard (Up to 100 days/year) -City of Trinidad (STR: up to 59 nights/year, Homestay: No limit) -County of Ventura (Homestay: No limit) -City of Pismo Beach (Up to 180 days/year) -County of San Luis Obispo (STRs: No more than four individual tenancies per calendar month)</p>	<ul style="list-style-type: none"> • May be difficult and time-consuming to enforce. • May reduce STR stays overall.

¹Approaches may be adopted individually or combined with one or more other approaches to achieve desired objectives. For example, an overlay may be combined with a permit limit and business license ordinance.

²Different approaches may be applied to STRs as compared to homestays. Differences in how approaches could be applied to STRs versus homestays in each jurisdiction are noted, where possible.