



Planning and Development Department
LONG RANGE PLANNING DIVISION

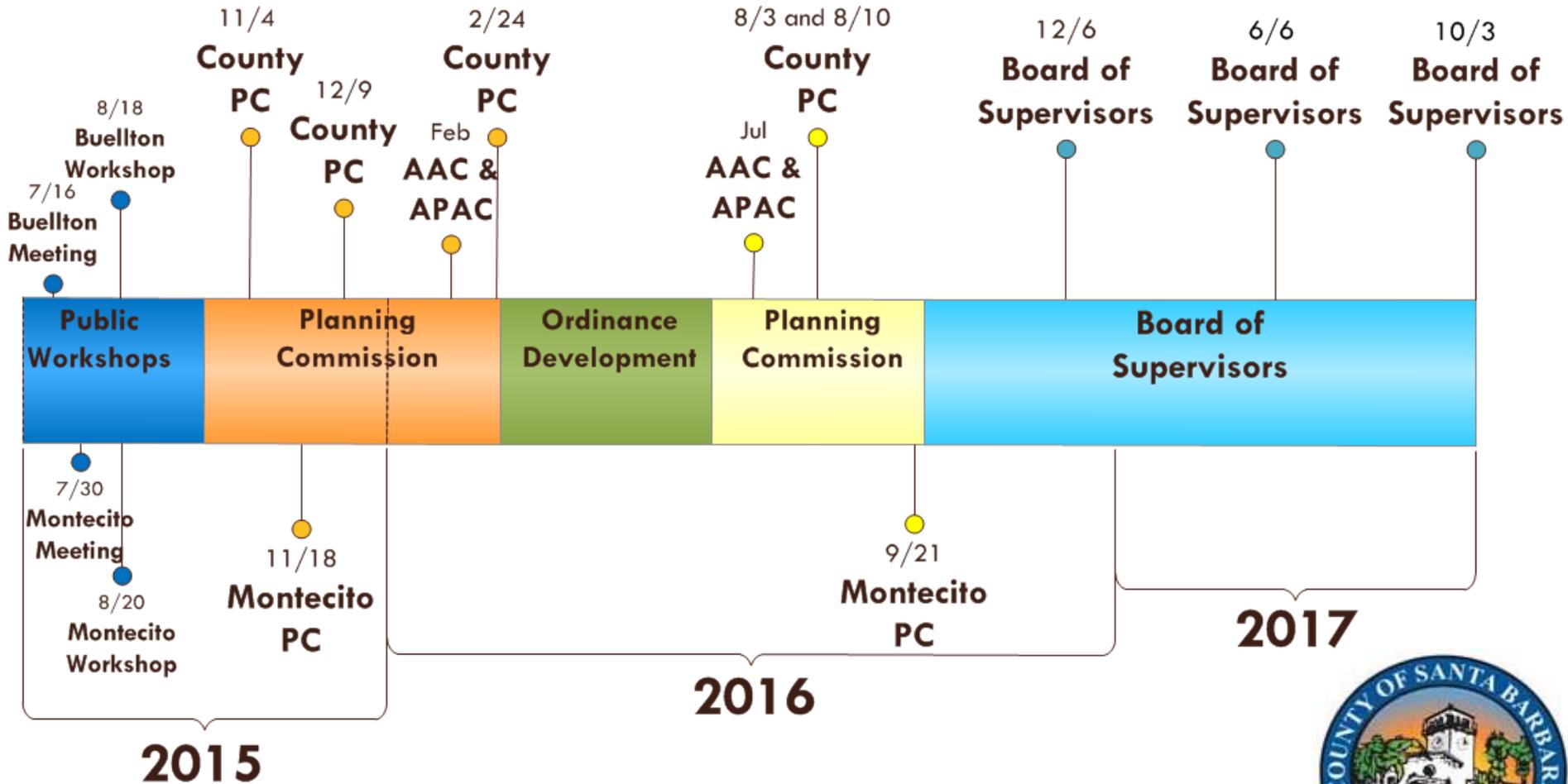
SHORT-TERM RENTALS

BOARD OF SUPERVISORS

OCTOBER 3, 2017

Background

2



Board Direction

3

- ❑ **Prohibit STRs in Residential, Agriculture, Resource Protection, Industrial, and certain Special Purpose zones**
- ❑ **Permit STRs in certain Commercial and Mixed Use zones**
- ❑ **Develop a Short-Term Rental-Coastal Historic Overlay zone**
- ❑ **Permit Homestays in Residential and AG-I zones**



Ordinance Development

4

□ Prohibit STRs

▣ Residential

■ Housing

- Constricts housing market

■ Nuisances

- Noise
- Overcrowding
- Parking

▣ Agriculture

■ Incompatibility with agricultural operations

- Temporary increases in population
- Conflicts between agriculture & commercial uses

▣ Resource Protection, Industrial, and certain Special Purpose

■ Does not meet Intent



Ordinance Development

5

□ Permit STRs

▣ Certain Commercial and Mixed Use Zones

- Use is similar to other lodging options
- No additional development standards

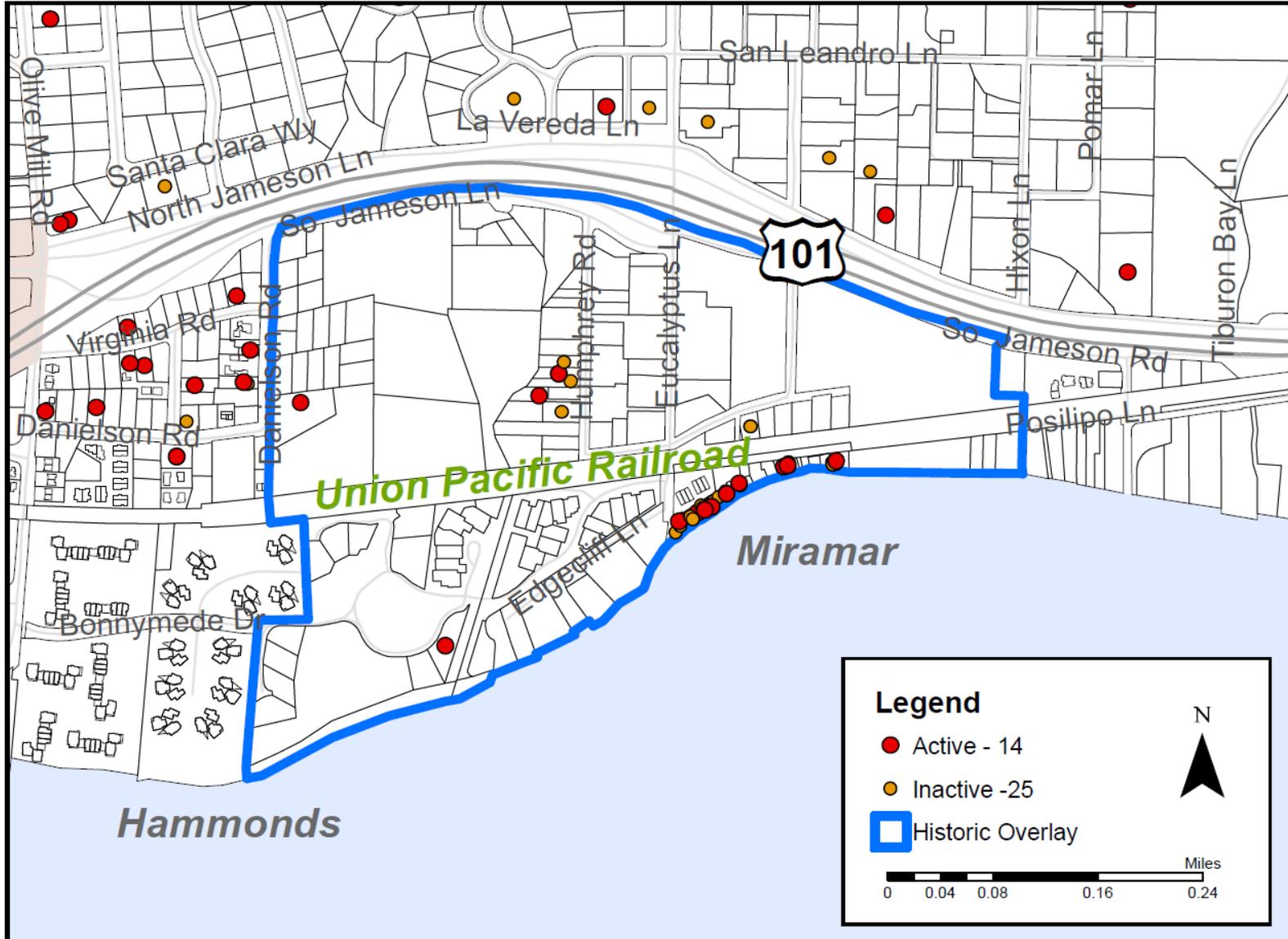
▣ STR – Coastal Historic Overlay District

- Includes development standards
 - Compliance building codes
 - Limitation on the number of guests
 - Parking restrictions
 - Nuisance response plan
 - Noise
 - Renewal of permit



STR-CH Overlay District

6



Ordinance Development

7

□ Permit Homestays in Residential and AG-1

□ Definition

- “...where the owner or long-term tenant inhabits a legal dwelling on the same lot at the same time as the transient”
- Reduces nuisances

□ Development Standards

- Compliance building codes
- Limitation on the number of guests
- Parking restrictions
- Noise
- Renewal of permit



Ordinance Development

8

□ **Farmstay**

- “A farm that provides guest accommodations and interactive activities where guests participate in basic operations”
- Allowed in Inland Gaviota Plan on AG-II with Land Use Permit

□ **CEQA**

- Farmstays through this process would be a more intense use

□ **Ag Permit Streamlining**

- Include farmstays



Enforcement

9

- **Current P&D Enforcement Complaint Driven**
- **Added public outreach and education**
- **Active enforcement**
 - ▣ Reviewing hosting platforms to spot check compliance
 - ▣ Issuing subpoenas to the larger hosting platforms
 - ▣ Contracting with data-mining services
 - ▣ Adding staffing, including weekend staff
- **Staff to return**
 - ▣ Budget and staffing implications
 - ▣ Enforcement direction



Recommendation

10

- **Adopt the Ordinances for LUDC, MLUDC, and Article II to implement new regulations regarding the land uses of Short-Term Rentals and Homestays**
- **Adopt an Ordinance to implement a new Short-Term Rentals-Coastal Historic Overlay District permitting the land use of Short-Term Rentals**
- **Make the required findings for approval for adopted ordinances, including CEQA**
- **Direct staff to review Farmstays as part of the Agricultural Tiered Permitting project**
- **Direct staff to return by the end of the year with enforcement implementation options and approaches, including necessary staffing**

