



Planning and Development Department  
**LONG RANGE PLANNING DIVISION**

# SHORT-TERM RENTALS

## BOARD OF SUPERVISORS

### OCTOBER 3, 2017



# Eliminate STRs from MU zoning

2

**Amend LUDC Sec. 35.26.030, Attachment 2, page 10, Services section of Table 2-24 “Allowed Land Uses and Permit Requirements for Special Purpose Zones” to remove STRs allowance in MU**

**Table 2-24 - Continued  
Allowed Land Uses and Permit Requirements  
for Special Purpose Zones**

Land Use	MU
Cemetery, mausoleum	—
Charitable or philanthropic organization	P
Large family day care home	P
Small family day care home	E
Day care center, Non-residential	MCUP
Day care center, Non-residential, accessory	P
Day care center, Residential	MCUP
Drive-through facility	—
Laundry and dry cleaning pick-up stores	P
<u>Lodging - Homestay</u>	<u>P</u>
Lodging - Hostel	CUP
Lodging - Hotel or motel	CUP
<u>Lodging - Short-term rental</u>	<u>—</u>

# Nuisance Response Plan Language

3

**Add language below from Attachment 8, pg 4, Section 35-102.5**

**LUDC Section 35.42.193.D.11, MLUDC Section 35.442.135.D.11, and Article II Section 35-144S.D.11**

## **11. Nuisance Response Plan**

a. Call response availability.

- 1) ...telephone number of a local contact who will respond to calls...
- 2) ...available by telephone on a 24-hour basis to respond to calls...
- 3) Failure to respond to calls...may result in revocation of the permit...
- 4) ...responding in a timely and appropriate manner means within one hour of the time the initial call was made, and a corrective action...within two hours of the initial call....



# Minor Child

4

**Amend:**

**Attachment 2, page 14, LUDC Sec 35.42.193.D.5**

**Attachment 4, page 5, MLUDC Sec 35.430.135.D.5**

**Attachment 6, page 13, Article II Sec 35-144S-D.5**

- Limitation on occupancy. The maximum occupancy shall be no more than two persons per bedroom, excluding minor children.**



# Maximum 3-bedroom

5

**Amend:**

**Attachment 2, page 13, LUDC Sec. 35.42.193.C**

**Attachment 4, page 4, MLUDC Sec. 35.422.135.C**

**Attachment 6 page 13, Article II 35-144S.C**

**Permitted structures.** Homestays shall only be allowed in up to 3 bedrooms of a legal dwelling units subject to the restrictions of this Section.



# Proof of ownership or long-term tenancy

6

**Amend Section 10 to LUDC Sec. 35.42.193.D; MLUDC Sec. 35.422.135.D, and CZO Sed. 35-144S.D as follows:**

**□ 10. Proof of ownership or long-term tenancy.**

The owner or long-term tenant of the property being rented for a Homestay shall provide proof of ownership or long-term tenancy with the Homestay application. In addition, the owner must sign any permit application that the long-term tenant submits.



# Long-term Tenant Definition

7

Amend

LUDC Sec. 35.110.Lodging.4.b.

MLUDC Sec. 35.500.Lodging

CZO Sec. 35-58.Homestay Long-term Tenant or Owner as follows:

- **Long-term Tenant or Owner.** A person who is the owner of the property or who rents the property for 6 months ~~30 days~~ or more.



# MLUDC Parking 35.442.135.D.6

8

## Amend Attachment 4, pg 5, Section 35-102.5

- 6. Parking.** Parking shall be provided on the lot on which the Homestay is located in compliance with Chapter 35.436 (Parking and Loading Standards) of this Development Code ~~except as provided below.~~
- ~~a. Parking spaces for a Homestay may include garage(s), carport(s) and/or driveway spaces and may be provided in a tandem parking arrangement.~~
  - ~~b. No parking associated with a Homestay shall be allowed on street.~~



# Recommendation

9

- **Adopt the Ordinances for LUDC, MLUDC, and Article II to implement new regulations regarding the land uses of Short-Term Rentals and Homestays **as amended today****
- **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**

