



Planning and Development Department
LONG RANGE PLANNING DIVISION

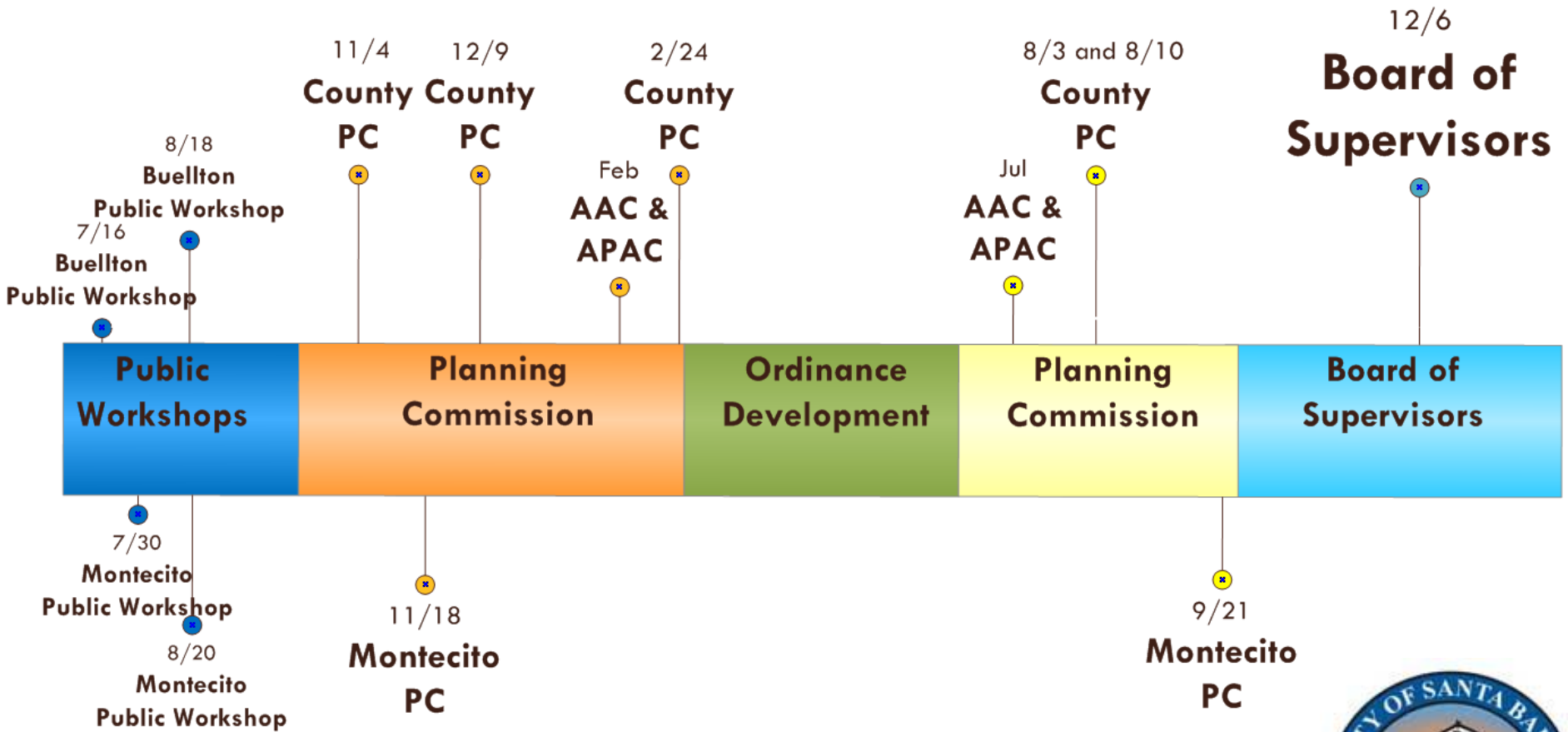
SHORT-TERM RENTALS

BOARD OF SUPERVISORS

DECEMBER 6, 2016

Timeline

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Planning Commissions' Recommendations

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- **County Planning Commission**
 - ▣ LUDC and Coastal Zone
 - ▣ Prohibiting STRs in Residential
 - ▣ Allow STRs in Commercial and Mixed Use
 - ▣ Allow STRs in AG-II with regulations

- **Montecito Planning Commission**
 - ▣ MLUDC
 - ▣ Prohibiting STRs in Residential
 - ▣ Allow STRs only in C-V



Ordinance Development

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- **Prohibition in Residential Zone Districts**
 - ▣ Nuisances issues
 - Noise
 - Overcrowding
 - Parking
 - ▣ Housing
 - Constricts housing market
 - ▣ Intent of Residential Zone Districts
 - ... protect residential character, promote safety and welfare, ensure compatibility, provide housing opportunities, preserve area character



Ordinance Development (cont.)

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- **Allowance in AG-II Zone Districts**
 - ▣ Parcel size
 - Traditionally larger parcels than residentially zoned parcels
 - Accommodate parking on-site
 - Larger separation between dwellings
 - ▣ Approved through a Land Use Permit or Coastal Development Permit
 - Yearly renewal



Development standards

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- ❑ **Compliance with current building codes**
- ❑ **Prohibited structures**
- ❑ **Limitation on the number of guests**
- ❑ **Parking restrictions**
- ❑ **Nuisance response plan**
- ❑ **Regulations posted within unit**
- ❑ **Noise**
- ❑ **Renewal of permit**
- ❑ **Revocation standards**



Ordinance Development (cont.)

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- **Allowed in Mixed Use and Commercial Zones**
 - ▣ MU, CM-LA, C-1, C-2, C-3, CH, & C-V in the LUDC
 - ▣ C-1, C-2, and C-V in the Coastal Zone
 - ▣ C-V Zoning District in the MLUDC
 - ▣ Conditional Use Permit, Land Use Permit, or Coastal Development Permit
 - No additional development standards



Enforcement

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- **Proposed Grace Period**
 - ▣ 9 Months (270 days)

- **Primarily Complaint driven**
 - ▣ Added public outreach and education
 - ▣ Some proactive enforcement
 - e.g., reviewing hosting platforms/spot checking
 - ▣ Actively enforcing the ordinance
 - ▣ Considered approach in fiscal year 2017-18 budget process



Transient Occupancy Tax

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Timeframe	Amount	Number of Certificate
Fiscal Year 2014 – 2015	\$1,416,339	492
Fiscal Year 2015 – 2016	\$1,669,810	535

- ▣ The TOT certificates state it does not constitute a permit under the LUDC, Article II, and MLUDC.



STRs in the Coastal Zone

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- **Coastal Act and Coastal Land Use Plan Policy state:**
 - “Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided.”
- **Coastal Commission Staff**
 - STRs in Coastal Zone provide affordable accommodations for visitors
- **County Staff**
 - STRs in Residential zones do not provide low cost lodging for visitors
 - Cost of STRs from \$300/night - one bedroom to over \$1,000/night - three bedroom



Recommendation

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- ❑ **Make the findings for approval**
- ❑ **Determine that adoption of the ordinance is exempt from the CEQA**
- ❑ **Adopt the Ordinances for Cases 16ORD-00000-00009, 16ORD-00000-00011, and 16ORD-00000-00012**
- ❑ **Adopt a Resolution transmitting the Article II amendments to California Coastal Commission for certification, as part of the Local Coastal Program**

