

## ATTACHMENT 2

### OTHER OPTIONS FOR REGULATING STRS THAT WERE CONSIDERED AND DISCARDED

The following are options the Board of Supervisors considered at their October 3, 2017, hearing, and again at the Board August 2018 hearing, but were not incorporated in the STR Ordinance adopted by the Board in 2017, and were not part of the Board’s direction to staff in August 2018. However, the Board may wish to re-consider these options and direct staff to draft a new ordinance for STRs in the Coastal Zone that includes any one or more of these options, or a different option not shown in this Attachment. These options have been updated with new information since they were last presented to the Board.

<b>Concentration Limits</b>	Regulate the number of STRs per Block/Census Tract/Community Plan or number of STRs/number of long-term housing within a designated area of the County.	This approach was not recommended previously due to the perceived difficulty of enforcement and challenges with establishing variable concentration limits for various neighborhoods. The County now has access to data that allows us to understand the current concentration of STRs that could inform decisions in setting new concentration limits.
<b>Permit Limits</b>	Limit the number of permits issued for STRs each year.	This option was not widely discussed in 2017, but has been implemented in other jurisdictions.
<b>Primary Residence (previously called “Home-Sharing”)</b>	A variant of STRs which several jurisdictions have adopted that limits STRs and/or homestays to the owner’s primary residence and often allows an owner to rent for only a certain number of days a year. Eligibility criteria for operating an STR or homestay under these requirements may include: short-term rental of owner’s primary residence only; limited to no more than 180 days a year. A primary residence is the home where the resident is present for at least six months of a year.	This approach was not recommended in previous years because it was perceived to be difficult to enforce and establish proof of primary residence. Other jurisdictions have found requiring more than one official document, such as a property title, income tax, or property tax exemption documents, can provide proof that only one dwelling is used as an STR and that it is the operator’s primary residence. Most jurisdictions do not track rental day limits that often accompany primary residence requirements, but will investigate complaints and use compliance monitoring software and TOT data to investigate potential violations.
<b>Rental Agency</b>	Only allow professional rental agency to receive permits, or require that a professional rental agency manage a property owner’s STR but the rental agency cannot receive an STR permit	This approach was not adopted in other jurisdictions’ ordinances that were recently certified by the Coastal Commission. It is intended to address issues of nuisance behavior by only allowing STRs to be rented through rental agencies. Issuance of a business license rather than a zoning permit (which is associated with a particular property and runs with the land) may be more appropriate for this option. Additionally, this option would take away the opportunity for owner/operators who have managed STRs responsibly, to continue operating STRs.
<b>Minor Conditional Use Permit (MCUP)</b>	Permit STRs on a case-by-case basis with more discretion to add conditions and consider site compatibility issues.	STRs could be permitted with specific conditions through a MCUP. The MCUP could add additional permit costs and time to approve and renew the permit. The MCUP could be considered as part of a tiered-permitting approach where STRs would require either a coastal development permit (CDP) or MCUP to address varying levels of activity or use, such as lot size or annual STR limits per dwelling.
<b>Night Maximum</b>	Allow STRs with a night maximum of 2-3 days to discourage party houses.	This option was not recommended due to the difficulty of enforcement. It is also unlikely to be effective for “discouraging party houses.”

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		Development standards designed to address nuisance issues are likely to be more effective.
<b>Lot Size</b>	Establish a minimum lot size requirement for the operation of an STR.	STRs would be allowed in certain zones (e.g., residential and/or agricultural), but there would be an additional requirement that the lot be of a certain minimum size.

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