

ATTACHMENT 3 TABLE 2
STR Regulatory Approaches from Other Jurisdictions with Certified Local Coastal Programs, by Jurisdiction

Coastal Jurisdiction	Certified	Rental Types	Permit Type	Business License Required	Primary Residence Requirements	Primary Residence Verification	Land Use Zones	Overlay Zone	Permit Cap	Minimum Night Stay	Maximum Overnight Occupancy	Maximum Occupancy	Rental Frequency	Notes
CITY OF PISMO BEACH	As submitted on 8/10/2018	STR and Homestay	Business License	Yes	Yes	Income Tax Return	All residential and downtown commercial	No	No	No	2 per bedroom + two additional guests	Shall not exceed a number equal to the allowable occupancy	Yes, limited to 182 calendar days/year	
COUNTY OF SANTA CRUZ	As submitted on 6/6/2018	STR and Homestay	Vacation Rental Permit	No	No	N/A	Residential, commercial, and agriculture	No	Yes, limit on the number of STRs per block within designated areas (no more than 20% of parcels on the block)	No	2 per bedroom + two additional guests	No more than twice the maximum number of guests allowed	No	
CITY OF CARPINTERIA	As submitted on 12/8/2016	STR and Homestay	Business License	Yes	No	N/A	Residential and overlay district	Vacation Rental Overlay District	Yes, STRs only, n=218	No	STR - 2 per bedroom + two additional guests HS - Four guests maximum	Same as maximum overnight occupancy	No	The City's proposed caps are set slightly higher than the current number of existing vacation rental licenses to allow for some growth
CITY OF LAGUNA BEACH	With modifications on 12/14/2017	STR and Homestay	Admin and Conditional Use Permit	No	Yes, owner must reside on-site if multiple units exist on parcel	N/A	Residential, commercial, and visitor serving commercial districts	No	No	No	2 per bedroom + two additional guests	Same as maximum overnight occupancy	No	The CCC suggested modifications eliminated the City's proposed ban on new STRs in residential zones
COUNTY OF VENTURA	As submitted on 9/10/2018	STR and Homestay	Zoning Clearance	Yes	Yes	Property title, income tax returns, voter registration, or current property tax bill	Residential, Open-Space, and Agriculture	No	No	No	STR – 2 per bedroom + two additional guests not to exceed 10 guests total HS - not to exceed five guests total	Not to exceed overnight occupancy plus six additional	No	County wanted a 5-bedroom limit because of concerns about enforcing large events/parties. CCC agreed since small amount of coastal homes affected
CITY OF SANTA CRUZ	As submitted on 4/11/2018	STR and Homestay	Short-Term Rental Permit	No	Yes, homestay only	Homeowners federal and state income tax returns and homeowners tax exemption	Residential	No	Yes, n=250	No	2 per bedroom + two additional guests	Same as maximum overnight occupancy	No	City approved to phase out STRs that do not meet the primary residence requirement

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COUNTY OF SAN LUIS OBISPO	As submitted on 11/13/2013	STR - only	Zoning Clearance and Minor Use Permit	Yes	No	N/A	Residential	No	Yes, a max number of STRs allowed per community plan area and a linear foot separation between rentals	No	2 per bedroom + two additional guests	Same as maximum overnight occupancy	Yes, limited to four individual tenancies per calendar month	
CITY OF SOLANA BEACH	With modifications on 3/7/2012	STR - only	Business Certificate	Yes	No	N/A	Residential	No	No	Yes, seven nights	N/A	N/A	N/A	The CCC concluded that a 7 day minimum still ensured some rental opportunities after noting the City's small size and lack of services typically associated with vacation destinations
CITY OF TRINIDAD	As submitted on 6/8/2017	STR and Homestay	Business License	Yes	Yes	No	All zoning districts	Yes, certain land use zones are subject to specific rental cap limits	Yes, max number of STRs allowed per residential zone	Yes, two nights	Varies per residential land use zone	Same as overnight occupancy	Yes, up to 59 nights/year (STR only)	
CITY OF OXNARD	With modifications on 7/10/2020	STR and Homestay	Land Use Permit	Yes	Yes, Homestay only	Homeowners tax exemption	Residential	Yes, a 10% cap applies to the residential-beach front land use zone	Yes, 5% cap for each coastal neighborhood and a 100-200' STR rental separation	Yes, three nights	STR - max of five bedrooms and 10 guests total HS - limited to five rental guests total	Same as overnight plus 6 additional	Yes, limited to 100 calendar days/year (STR only)	City proposed a 200' separation in the Residential-Beach Front zone. The CCC suggested and approved a 100' separation.