



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

# SHORT-TERM RENTALS

## COASTAL ZONE OPTIONS

BOARD OF SUPERVISORS

AUGUST 28, 2018

# STR Local Coastal Plan Amendment

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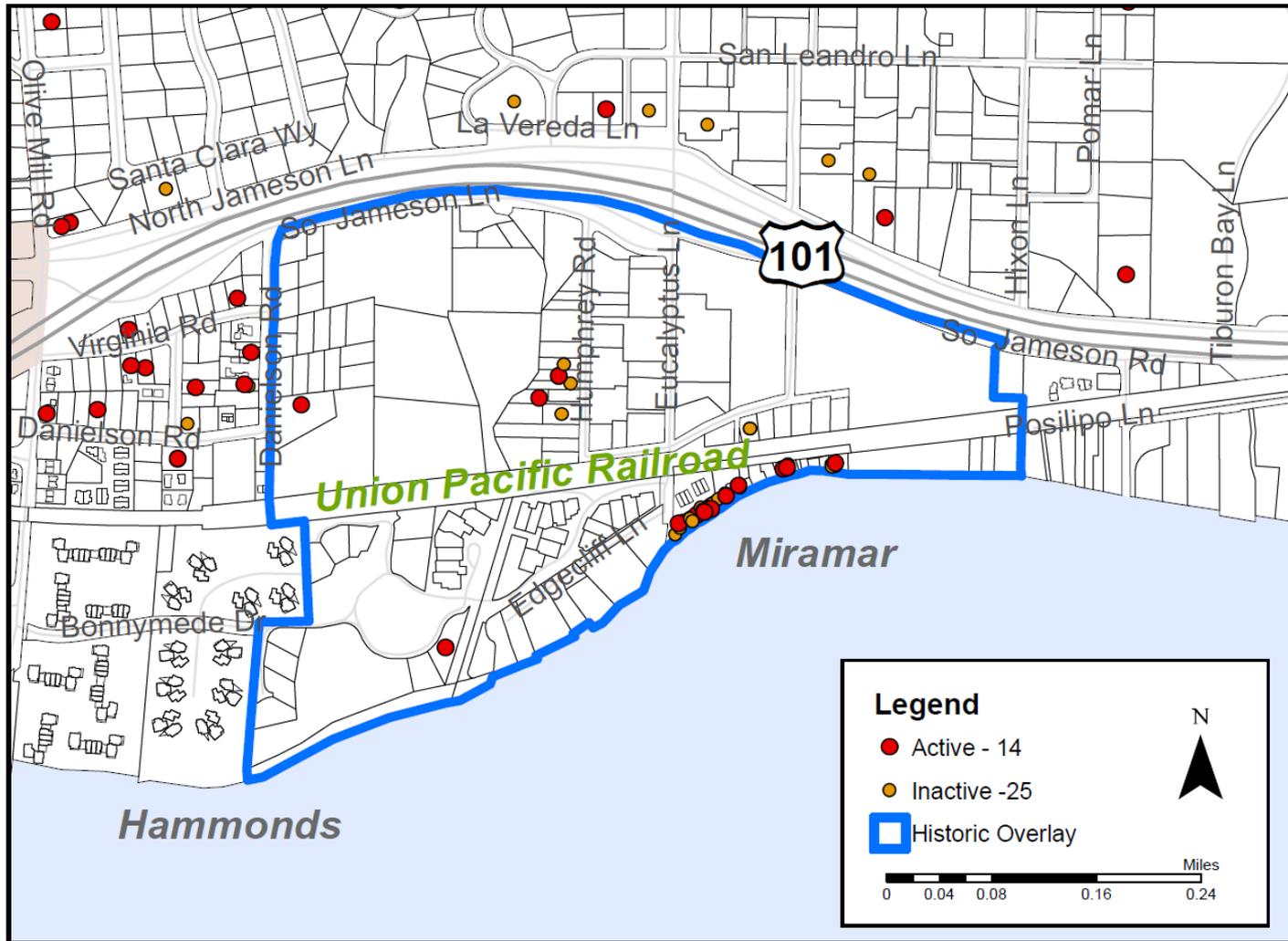
## Short-Term Rentals

- Select Commercial Zones
  - ▣ C-1, C-2, CH, C-V
- Coastal Historic Overlay
  - ▣ Residentially-zoned neighborhood of Miramar Beach
  - ▣ Dev standards
  - ▣ Limits on bedrooms, occupancy, and visitors

## Homestays

- Residential zones and AG-I zone
- Owner or long-term tenant must reside on property
  - ▣ Dev standards
  - ▣ Limits on bedrooms, occupancy, and visitors

# Coastal Historic Overlay



# Development Standards

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- Compliance with certain fire, building, and health codes
- Limitations:
  - ▣ Transient occupants
  - ▣ Visitors
  - ▣ Noise generation
- Parking restrictions
- Annual permit renewal

# California Coastal Commission (CCC)

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- May 10, 2018
  - CCC staff modification to allow homestays within guest houses
  - Denied certification of LCP Amendment
- August 10, 2018
  - Findings for Denial

# CCC Findings for Denial

- “...the proposed amendment, if certified, would cause a significant reduction in the existing stock of visitor-serving overnight accommodations in the Coastal Zone of the County.”
- “The proposed amendment prohibits and unduly restricts the rental of residences to visitors in a manner that will significantly impact the public’s ability to access and recreate on the coast.”

# CCC Findings for Denial (cont.)

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- “...homestays generally do not provide the space and privacy desired by families and larger groups traveling together that short-term rentals often provide.
- “...the proposed amendment is inconsistent with LUP [Coastal Land Use Plan] Policy 7-1 and [Coastal Act] Section 30210’s requirement of protecting and maximizing public coastal access and recreational opportunities...”

# Board Options

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- Option 1 – Expansion of STR Historic Overlay
  - ▣ Record must contain evidence of a rational basis supporting overlay
  
- Option 2 – Allow STRs in all residential zones
  
- Option 3 – Pursue different approach

# Previous Options Considered

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- Concentration limits
- Permit limits
- Home-sharing
- Rental agency
- Minor CUP
- Night maximum
- Lot size (not previously presented)

# Transient Occupancy Tax Revenue

10

Fiscal Year	TOT Collected	TOT Certificates
'17 – '18	\$1,866,514	510
'16 – '17	\$1,880,824	539
'15 – '16	\$1,669,810	535
'14 – '15	\$1,416,339	492
<a href="https://arcg.is/1z4GGj">https://arcg.is/1z4GGj</a>		

# Staff Recommendation Summary

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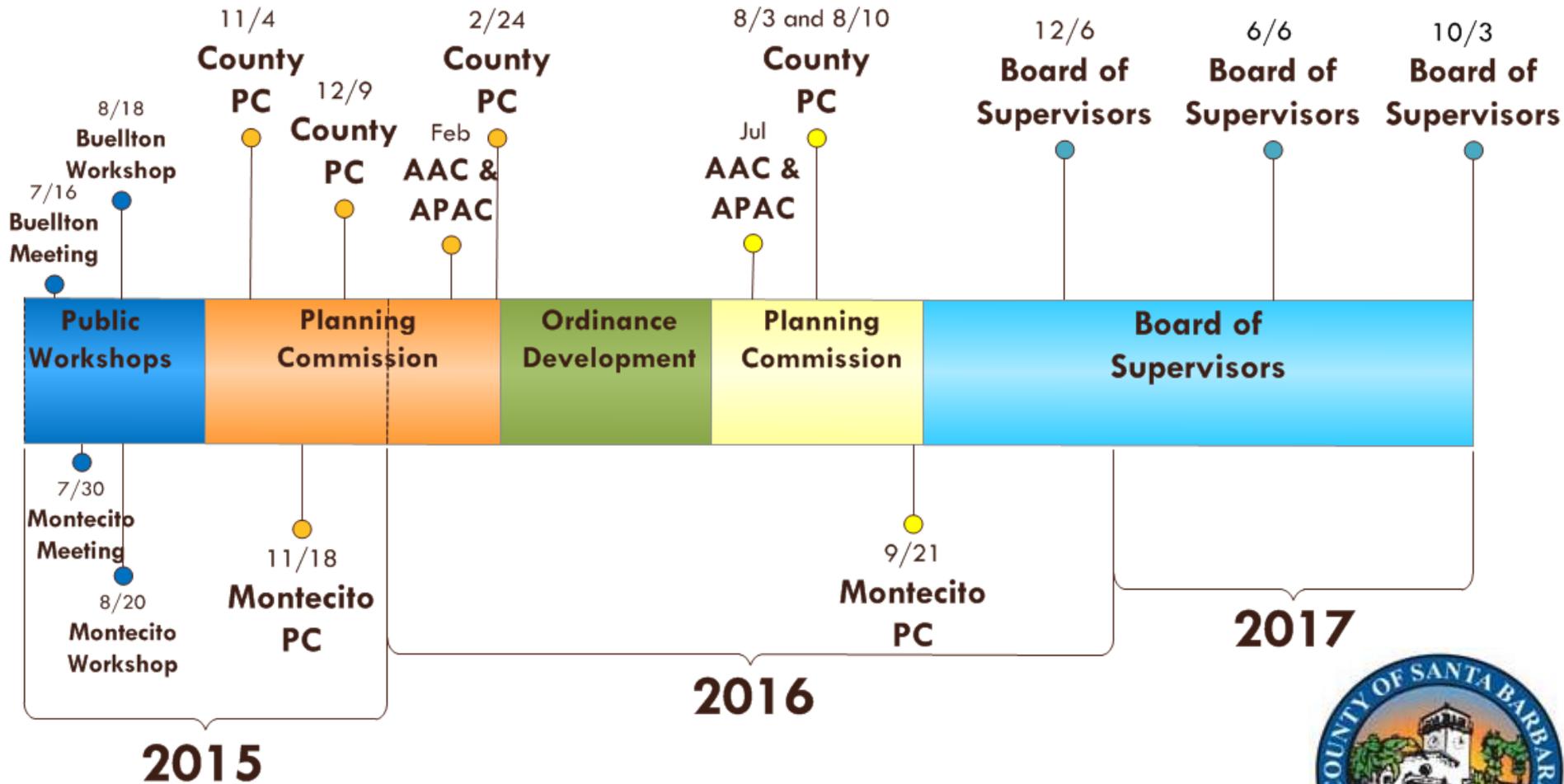
- Provide Direction to staff on how to proceed regarding the regulation of STRs and Homestays in the Coastal Zone
- Determine the Board's briefing is not a project subject to CEQA per §15378

# Commercial Lots by Community Plan Area

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	Goleta CP	EGVCP	Montecito	Summerland	Toro Canyon	Total
C-1	0	0	0	58	9	67
C-2	57	0	0	0	0	57
CH	0	0	0	0	3	3
CV	0	0	5	0	0	5

# Process Timeline



COMMERCIAL ZONES							
	CN	C-1	C-1 CZ	C-2	C-2 CZ	C-3	CS
Lodging - Hostel	CUP	CUP	P	CUP	—	CUP	CUP
Lodging - Hotel or motel	—	CUP	CUP	P	P	P	—
Lodging - Bed and breakfast	—	P	P	MCUP	—	MCUP	—
Lodging - Guest ranch	—	—	—	—	—	—	—
	CH	C-V	C-V CZ	SC	PI	PI CZ	
Lodging - Hostel	CUP	CUP	CUP	CUP	CUP	—	
Lodging - Hotel or motel	P	P	P	—	—	—	
Lodging - Bed and breakfast	—	—	—	—	—	—	
Lodging - Guest ranch	—	P	P	—	—	—	

# RESIDENTIAL ZONES

	RR	R-1/E-1	R-2	DR	PRD	PRD CZ
<b>Lodging - Hostel</b>	CUP	CUP	CUP	CUP	CUP	—
<b>Lodging - Hotel or motel</b>	—	—	—	—	—	CUP
<b>Lodging - Bed and breakfast</b>	—	—	—	—	—	—
<b>Lodging - Guest ranch</b>	—	—	—	—	—	—

**No lodging uses allowed in:**

**RR CZ, R-1/E-1 CZ, EX-1, EX-1 CZ, R-2 CZ, DR CZ, DR CZ, & MR-O**

# AGRICULTURE ZONES

	AG-II	AG-II CZ	AG-I	AG-I CZ
<b>Lodging - Hostel</b>	CUP	—	—	—
<b>Lodging - Hotel</b>	—	—	Bed and Breakfast. A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable County health regulations	
<b>Lodging - Bed and breakfast</b>	—	—		
<b>Lodging - Guest ranch</b>	CUP	CUP		