



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Supervisors

FROM: Dr. Glenn Russell, Director of Planning & Development

DATE: June 5, 2017

RE: Short-Term Rental Ordinances

Attached to this memo is a matrix that your Board could use to provide direction to staff when deliberating on the policy options for Short-Term Rentals, at the June, 6, 2017, hearing regarding Short-Term Rentals.

The first page of the document includes a chart that (1) includes the Planning Commissions' recommendation regarding the regulation of Short-Term Rentals, and (2) includes spaces for the items that your Board may wish to address when deliberating on how to regulate Short-Term Rentals. This includes (1) in which zone(s) Short-Term Rentals should be allowed, (2) what type(s) of Short-Term Rentals should be allowed in each zone (whole house, homestays, farmstays), (3) what possible development standards should apply to Short-Term Rentals, and (4) what type of entitlements (e.g., business license and/or land use entitlement) should be required for Short-Term Rentals.

The second page of the document lists the various development standards that your Board could direct staff to develop to apply to Short-Term Rentals. See Attachment 9 to the Board letter for a description of the development standards that are listed on the second page of the attached document.

The attached document will be available as a slide at your Board's hearing on June 6, 2017, in the event that your Board chooses to use the document during deliberations.

2017 JUN -5 PM 1:34
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Short Term Rental Deliberation Outline

Board Deliberation							
ZONE	PCs	STR	HOMESTAY	FARMSTAY	DEVELOPMENT STANDARDS¹	BUSINESS LICENSE	LAND USE ENTITLEMENT (LUP, CDP, OR CUP)
Resource Protection, Industrial & Special Purpose	Prohibit						
Commercial Mixed Use	Allow				N/A		
Residential	Prohibit						
Coastal Zone, Historic Residential-Overlay	N/A						
AG-II	Allow w/ Dev. Standards						
AG-I	Prohibit						

¹ See Attachment 9 of the Board Letter for full descriptions of Development Standards

Development Standard (Attachment 9 to Board Letter)		Yes/No
1	Compliance with Fire, Building, and Health Codes	
2	Prohibited Structure Types (e.g., affordable units, farmworker housing, guest houses, ADUs, non-habitable spaces)	
3	Primary Structure Only	
4	Limit on Number of STRs Allowed Per Lot	
5	Signage Prohibition	
6	Limitation on the Number of Guests (adults per bedroom)	
7	Parking Restrictions (onsite only with adequate number of spaces)	
8	Nuisance Response Plan (including a 24-hour contact person)	
9	Posted Notice of Rules within Unit	
10	Noise Standards (quiet hours between 10:00 pm – 8:00 am)	
11	Internet Listing Disclosure (providing staff with all hosting sites)	
12	Visitor Limits (limit the number of additional visitors to the STR lot who are not the renter(s))	
13	Renewal of Permit	
14	Revocation Standards	

