

ATTACHMENT 4a: FINDINGS FOR APPROVAL SHORT-TERM RENTAL ORDINANCE

CASE NO. 16ORD-00000-00012

1.0. CEQA FINDINGS

1.1 CEQA Guidelines Exemption Findings

- 1.1.1 The Board of Supervisors finds that the proposed project, 16ORD-00000-00012 is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Please see Attachment 2, Notice of Exemption, of the board letter dated November 15, 2016 as supported by the attachments to the November 15, 2016 Board Letter and the memo dated November 17, 2016, incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

Findings required for all amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35-180.6 of the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code (Article II), prior to the approval or conditional approval of an Amendment to the Comprehensive Plan, Development Code, or Zoning Map, the review authority shall first make all of the following findings, as applicable:

2.1 **The request is in the interests of the general community welfare.**

The proposed ordinance amendment is in the interest of the general community welfare since the amendment will serve to: (1) define and clarify the zone districts that allow the land use of a Short-Term Rental; (2) add new development standards and restrictions pertaining to the land use of Short-Term Rental which will serve to minimize potential adverse impacts to the surrounding area; and (3) define the use of Short-Term Rental and other associated terms, as analyzed in the board letter and its attachments, dated November 15, 2016, and the memo dated November 17, 2016 and its attachments, which are hereby incorporated by reference. The ordinance maintains the integrity and intent of residential zone districts by prohibiting transient lodging uses in residential zones. The ordinance continues to encourage transient lodging uses, such as Short-Term Rentals, in commercial zones where transient lodging uses are currently permitted. On agricultural zoned land, the ordinance only permits the use of Short-Term Rental in the Agricultural II zone. Potential neighborhood compatibility and nuisance impacts are reduced due to the larger parcel sizes and proximity away from residential neighborhoods. The use also supports agriculture by providing an additional revenue stream to support the principal agricultural use of the property. Therefore, the proposed ordinance is in the interest of the general community welfare.

2.2 **The request is consistent with the County Comprehensive Plan, the requirements of state planning and zoning laws, and the County zoning ordinances.**

Adoption of the proposed ordinance, as analyzed in the board letter and its attachments, dated November 15, 2016, and the memo dated November 17, 2016 and its attachments, which are hereby incorporated by reference, will provide more effective implementation of the State planning and zoning laws by revising Article II to provide a clear and efficient permit processes that will benefit the public. The proposed ordinance defines the use of Short-Term Rental and other applicable uses. The proposed ordinance sets forth standards to allow the land use of Short-Term Rental in the Agricultural II (AG-II) zone district and

certain commercial zone districts; and sets forth standards to prohibit the use in residential zone districts in the Coastal Zone.

Short-Term Rentals have the potential to provide low cost visitor lodging depending upon the location and other community factors. Staff's research of popular Short-Term Rental hosting platforms reveal that Short-Term Rentals in residential coastal zone districts do not provide low cost accommodations for visitors to coastal areas of Santa Barbara County as denoted in the board letter and its attachments, dated November 15, 2016. Costs of Short-Term Rentals in the coastal area of the County range from \$300 per night for a one bedroom to over \$1,000 a night for a three bedroom. Many of the listing also had three day minimum rental periods, increasing the overall payment for the rental.

The proposed ordinance is consistent with the adopted policies and development standards of the Comprehensive Plan including the Community and Area Plans. The proposed ordinance amendment is also consistent with the remaining portions of Article II that would not be revised by this ordinance. Therefore, the ordinance may be found to be consistent with the Comprehensive Plan including the Community and Area Plans, the requirements of State Planning and Zoning Laws, and Article II.

2.3 The request is consistent with good zoning and planning practices.

The proposed ordinance, as analyzed in the board letter and its attachments, dated November 15, 2016, and the memo dated November 17, 2016 and its attachments, which are hereby incorporated by reference, clearly and specifically addresses the land use of Short-Term Rentals within the unincorporated areas of Santa Barbara County. It is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values since it provides for clear direction on where the land use is allowed, and adds new development standards and restrictions pertaining to the land uses that will serve to minimize potential adverse impacts to the surrounding area. As discussed in Finding 2.2, above, the amendment is consistent with the Comprehensive Plan including the Community and Area Plans, and the County Comprehensive Plan, and Article II. Therefore, adoption of the proposed ordinance is consistent with sound zoning and planning practices to regulate land uses.