

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, but were not incorporated in the STR Ordinance adopted by the Board. The Board could 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.

Concentration Limits	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 due to the difficulty of enforcement and challenges with establishing variable concentration limits for various neighborhoods. Also, proposed concentration limits may not correlate with the location and distribution of existing TOT certificate holders currently operating STRs.
Permit Limits	Regulate the number of permits issued for STRs each year.	This option was not widely discussed, but has been implemented in other jurisdictions.
Home-Sharing	A variant of STRs which several jurisdictions have adopted that limits STRs/Home-Sharing to the owner's primary residence and allows an owner to rent for only a certain number of days a year. Eligibility criteria for Home-Sharing 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 due to the difficulty of enforcement/establishing proof of primary residence.
Rental Agency	Only allow professional rental agency to receive permits.	Other jurisdictions have addressed the 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.
Minor Conditional Use Permit	Look at STRs on a case-by-case basis.	STRs could be permitted with specific conditions through a minor conditional use permit (MCUP). The MCUP is discretionary and 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 to address varying levels of activity or use, such as to lot size or annual STR limits per dwelling.
Night Maximum	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. Likely to be ineffective for "discouraging party houses". Development standards designed to address nuisance issues are likely to be more effective.
Option Not Previously Presented		
Lot Size	Establish a minimum lot size requirement for the operation of an STR.	This option was not presented but might meet the goals of the STR ordinance.