



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

2

Short-Term Rentals

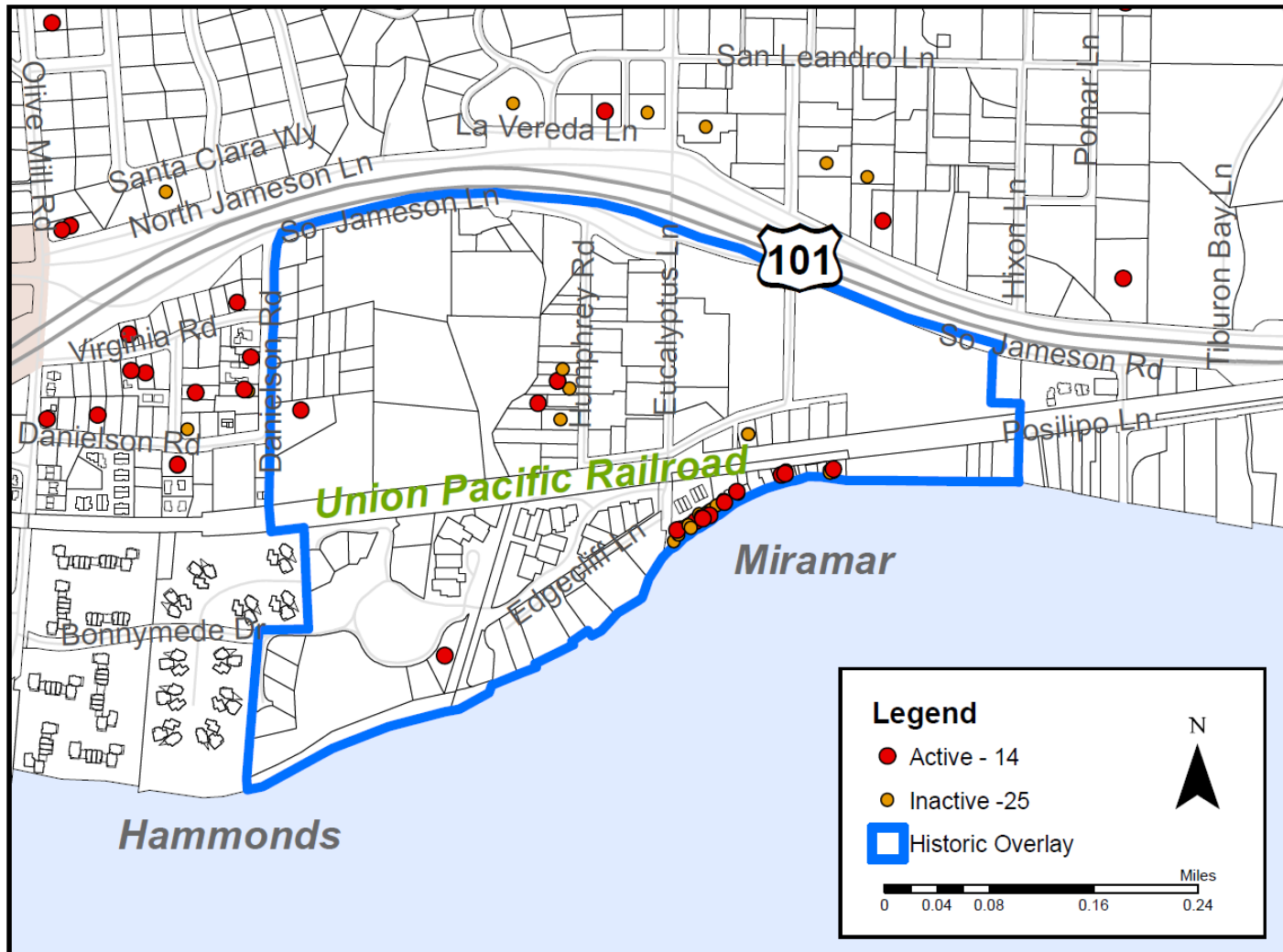
- Select Commercial Zones
 - ▣ C-1, C-2, CH, C-V
- Coastal Historic Overlay
 - ▣ Residentially-zoned neighborhood of Miramar Beach
 - ▣ Dev standards
 - ▣ Limits on bedrooms, occupancy, and visitors

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

3



Development Standards

4

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

California Coastal Commission (CCC)

5

- 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

6

- “...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.)

7

- “...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

8

- 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

9

- ❑ 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
https://arcg.is/1z4GGj		

Staff Recommendation Summary

11

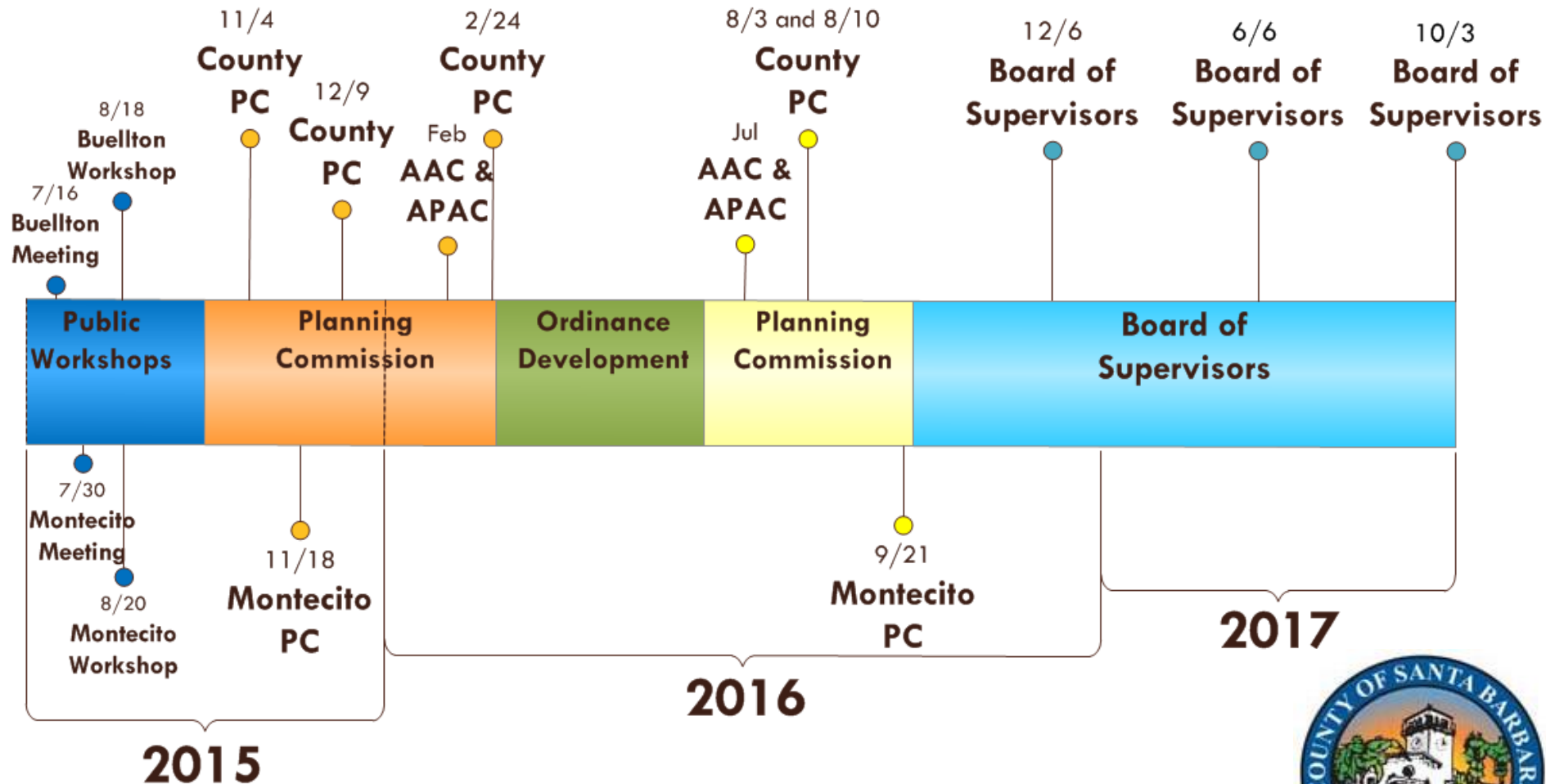
- Provide Direction to staff on how to proceed regarding the regulation of STRs and Homestays in the Coastal Zone
- Determine the Board's briefing is not a project subject to CEQA per §15378

Commercial Lots by Community Plan Area

12

	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
Lodging - Hostel	CUP	CUP	CUP	CUP	CUP	—
Lodging - Hotel or motel	—	—	—	—	—	CUP
Lodging - Bed and breakfast	—	—	—	—	—	—
Lodging - Guest ranch	—	—	—	—	—	—

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
Lodging - Hostel	CUP	—	—	—
Lodging - Hotel	—	—	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	
Lodging - Bed and breakfast	—	—		
Lodging - Guest ranch	CUP	CUP		