



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, JANUARY 28, 2020

7:00 PM

**Half Moon Bay EOC
537 Kelly Ave.
Half Moon Bay, CA 94019**

**Brian Holt, Chair
James Benjamin, Vice Chair
Sara Polgar, Planning Commissioner
Steve Ruddock, Planning Commissioner
Rick Hernandez, Planning Commissioner**

This agenda contains a brief description of each item to be considered. Those wishing to address the Planning Commission on any matter not listed on the Agenda, but within the jurisdiction of the Planning Commission to resolve, may come forward to the podium during the Public Forum portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on an agenda item are asked to fill out a speaker card. Speaker(s) will be called forward at the appropriate time during the agenda item in consideration.

Please Note: Please Provide a Copy of Prepared Presentations to the Clerk

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall and the Half Moon Bay Library where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

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<http://hmbcity.com/>

MEETING WILL CONCLUDE BY 10:30 PM UNLESS OTHERWISE EXTENDED BY SIMPLE MAJORITY VOTE OF THE PLANNING COMMISSION.

PLEDGE OF ALLEGIANCE AND ROLL CALL

APPROVAL OF MINUTES

Minutes 01.14.2020

[Draft PC Minutes 01.14.2020](#)

PUBLIC COMMENT

1. PLANNING COMMISSION BUSINESS

1.A

STUDY SESSION - SHORT-TERM VACATION RENTALS LAND USE REGULATIONS

Receive a presentation featuring recent survey results on short-term vacation rentals, provide for public comment, and hold a discussion regarding options for regulating short-term vacation rentals.

[STAFF REPORT](#)

[ATTACHMENT 1 - Staff Report_Minutes 03.13.2018](#)

[ATTACHMENT 2 - Coastal Commission Letter](#)

[ATTACHMENT 3 - CCC-STR Chart LCP Actions](#)

[ATTACHMENT 4 - STR Survey Questions and Summary Results](#)

[ATTACHMENT 5 - STR Additional Comments with answers](#)

[ATTACHMENT 6 - Home Occupation Standards](#)

[ATTACHMENT 7- Policy Matrix](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT



MINUTES
CITY OF HALF MOON BAY PLANNING COMMISSION
TUESDAY, JANUARY 14, 2020
EMERGENCY OPERATIONS CENTER (EOC) / 537 KELLY AVENUE

Chair Holt called the meeting to order at 7:06 PM

PRESENT: Chair Holt, Commissioner Benjamin, Hernandez, Polgar and Ruddock

PLEDGE OF ALLEGIANCE AND ROLL CALL

Chair Holt led the Pledge of Allegiance.

APPROVAL OF MINUTES

Minutes: January 10, 2019

M/S: Benjamin/Polgar

Vote: 5-0

ELECTION OF CHAIR AND VICE CHAIR

M/S: Hernandez/Benjamin Nominated/Excepted - Ruddock, Vice Chair

Vote: 5-0

M/S: Ruddock/ Hernandez Nominated/Excepted – Benjamin, Chair

Vote: 5-0

PUBLIC COMMENT

- 1) **Paul Grigorieff, Resident.** Requested Planning Commission attention to the matter of remediation of unpermitted development activity at 392 Greenbrier Road and about written communication that has been conveyed from him to the Planning Commission.

PUBLIC HEARING ITEM

1.A - DESCRIPTION: Amendments to the Half Moon Bay Municipal Code, Title 18, Zoning Ordinance, part of the Local Coastal Implementation Plan, to amend use provisions in the City's mixed-use Zoning Districts including the Commercial-Downtown (C-D), Commercial-Residential (C-R), Commercial-Visitor Serving (C-VS), and Commercial-General (C-G) Districts; and to update

the City's parking requirements for commercial, mixed-use (commercial and residential), and multi-family residential development in the C-D and C-R Zoning Districts.

APPLICANT: City of Half Moon Bay

Jill Ekas, Community Development Director, presented proposed zoning amendments to the Planning Commission.

Planning Commission Clarifying Questions and Comments

Q: Can you provide an example of visitor-serving other than an informational office?

A: Restaurants and lodging.

Q: If maintain a 50-foot frontage depth, could an applicant apply for a variance?

A: As drafted the code provides for a reduced frontage depth of 20 feet provided findings can be made. This would help to avoid variances and is also intended to be a hard limit.

Q: Does this mean that outside of the 50 ft frontage depth other parts of the building on ground floor could be office use?

A: Yes, staff would be happy to discuss options; would have to make findings on a variance and use permits.

Q: With respect to corner lots on Main Street, are these requirements restricted to Main Street only?

A: Confirmed.

PUBLIC COMMENT

- 1) **Bev Ashcraft, resident** – speaking about parking. Parking has been an issue for 30+ years, when there was a parking committee. If cars were tagged properly we wouldn't have the problem.
- 2) **Ed Love, downtown business owner** – in agreement that the proposed amendments increase flexibility and support a more existing and profitable downtown. Encourages more people to love downtown. Downtown has potential to flourish. May need to consider parking structures. Thanked City Staff and Planning Commission for their work with Abundant Grace and the 515 Kelly Avenue project.
- 3) **Chad Hooker, resident** – echoes how beneficial it is to update the parking code. Has tested the draft parking standards on potential projects and the numbers work. Do not require expensive economic impact assessments and parking demand studies for exceptions
- 4) **Krystlyn Giedt, President and CEO of the Half Moon Bay Chamber** – supports the amendments and the ordinance.

Planning Commission Discussion

Main Street Uses:

- Overall support despite some concern regarding minimum 20 foot depth; appreciate Use Permit requirement to give flexibility; variances possible, but need to have findings

- Popups, make sure they are allowed. Staff Response: The intent is for them to be allowed; staff will recheck to make sure the provisions do not conflict with that intent.
- Active and maker spaces supported if they engage the public.
- Supportive of temporary uses if have 6 month vacancy, and the walk-in clientele requirement for such cases.

Parking:

- Looking for staff response on parking exceptions with respect to economic analysis and parking study? Staff response: The economic study is brought forward from existing code and it is not necessary, staff recommends eliminating. Staff recommends keeping a reference to parking demand assessments in the code; noting that for small projects, staff can prepare such assessments and it will not be a burden to applicants.
- Duplex/triplex parking – supports requiring one uncovered guest parking space.
- EV chargers need to be meaningful charging station; EV charging station should be minimum of Level 2.
- Supports visitor serving parking

Other:

- The future is not clear; wants to be able to adapt; codes can be updated over time. This amendment will give public a change to experiment and the market place a chance to work
- Consider if the City can look into future incentives for businesses to move into downtown. Staff response: Hope is for future work on economic development involving the City, Chamber and other businesses to offer incentives to encourage the appropriate businesses for downtown.

Motion: As presented with modifications regarding parking exceptions, guest parking requirement for duplexes and triplexes, confirmation that popups are allowed, EV parking space minimum level 2 or equivalent, consistency check of the walk-in clientele and active ground floor dependent use definitions and code provisions.

M/S: Ruddock/ Holt

VOTE: 5-0

1.B – DESCRIPTION - An application for a Coastal Development Permit and Architectural Review to allow the temporary installation of parklet within three vehicle parking spaces within the public right of way along the west side of Main Street between Kelly Avenue and Miramontes Street.

FILE NUMBER: PDP-19-111

LOCATION: 552 Main Street Public Right-of-Way

APPLICANT/OWNER: Harpo Marx

PROJECT PLANNER: Scott Phillips, 650-726-8299

Scott Phillips, Associate Planner, presented project to the Planning Commission
Chris Ridgeway, project representative and architect, explained the project details

Planning Commission Clarifying Questions

Q: Visual for drivers coming up on the structure?

A: The proposed parklet is not the full length of the parking spaces, there is 4 feet of space between parklet and end of parking space to the street.

Q: Is this consistent with the footprint of what others have done in California?

A: Yes, very common in other peninsula cities.

Q: What is the big picture of parklets in our area?

A: This is a pilot project to help establish the big picture. Need to see how this goes, there is a lot to learn here.

Q: Is this open to everyone?

A: Public space only; open to the whole community.

Q: What is the business impact in experience?

A: Staff has not done any economic research, but have seen businesses adjust and have not seen parklets cause business closures in the cases that we looked at.

PUBIC COMMENT

- 1) **Bev Ashcraft, resident**, concern of losing parking on Main Street; can't afford to lose parking; town is pretty unique.
- 2) **Jim Henderson, resident**, less than euphoric, how will in effect parking; could about 25% of parking in that area; concerned about safety; favoritism, applicant will benefit using public space; once you do this, someone else will want to do it; what about the parades; would like Planning Commission to go slow and do it right.
- 3) **Janice Solimeno, resident**, love the coffee shops in downtown HMB including Café Society; frequent customers of the area already have Mac Dutra Park; its unnecessary; doesn't serve a community need; parking, parade impacts –will destroy view; won't be used by all; will be hard for city to ask him to remove once it is installed; bike parking is not practical; chairs and table on street need to be removed off the sidewalk; make an increase or improvement to get more activity and use of Mac Dutra park.
- 4) **Audrey Seaton, resident and owner of Small Town Sweets**, a way to bring in more businesses for themselves. Issues include: parking, long-bed trucks make the area narrower on Main Street, would encourage jay walking, reports of vehicles hitting parklets, unwanted attention, who will be responsible of clean up and alcohol; not sure if appropriate in smaller cities. It is a community project which doesn't equal a business opportunity; has caused disharmony on the 500 block of Main Street; who will take care of cleaning and maintenance of the parklet?
- 5) **Kathy Bristol, owner of Personal FX**, next door to 552 Main Street; believes in good neighbor policy; have been around since 2012; "privately owned," public open space is an urban experiment.
- 6) **Desi Sanchez, resident and HMB Bakery owner**, 540 Main Street, a public space or an extension of sidewalk; his business will be hurt more than any others; really worries about his customers; has been on Main Street for many years.
- 7) **Joyce Logan, resident**, not for or against, but wanted to address these issues that people at this meeting brought up and the experience she had from the parklet close by

her previous home in Pacific Grove; concerned about safety; structure evolved into having railroad ties, it didn't feel safe; sight lines –people's heads are up and parklet experienced wind.

- 8) **Telma Flosi, 12 year resident**, always sees plenty of parking in downtown; always have the same concern. Maybe a good time to shift to something new. The 500 block is a very boring block; people want to be on other blocks; they pass by – except bakery; just two benches on the street; approving would result in more vibrant downtown; Café Society won't be only one to benefit.
- 9) **Lesly Duckworth, resident**, Have to take a chance to make a change, ADA accessible very important; there are a number of people who want a vibrant active community, so try some things; Mac Dutra is not intimate, the parklet is inviting; Parking Study – on Saturday End of Summer Music Festival there is a lot of parking in town; needs to have clear signage about where parking is located within the City.
- 10) **Philip Chapnick, resident**, came to support Harpo; surprised by cogent objections; encourages as a trial; needs to try new things; need to experiment; try European style; opposed to lots of parking; won't put anyone out of business in 6 months to a year; concerns about safety; bike racks – need to review location; what about parade impacts?

Planning Staff Response

- Rubber bumpers are required.
- License agreement will be in place between the owner and the City. Maintenance of garage and cleaning is the responsibility of the owner, if not conforming with agreement the parklet and agreement can be revoked.
- No alcohol allowed to be consumed in or around the parklet. ABC would need to be involved for proper liquor license.
- Parklet doesn't reach out to the end of the parking space. Depth of parklet to face of curb is 10 feet, and there is room to have additional striping outside the parklet area.

Planning Commission Discussion

- Trying something different is good. Like the idea that it can be changed, if causing a problem. Find out things that work/don't work.
- Support that it is a pilot project – needs to be very clear to owner and make people more aware that this is a shared space.
- Likes the project if it doesn't negatively impact the businesses. Need economic research for long term. Recommend quarterly business check in on how business, etc. is going.
- Proximity of parklet to Mac Dutra intent to catalyze the area and would hope that people would spill over to Mac Dutra. Look into Mac Dutra to have a better bike parking area.
- Unsafe condition should be safe – finding a way to fix this problem.
- Signage to show where you can park in Half Moon Bay. Would want signage to direct to bike parking.

- North parking space with a long vehicle, you won't be able to see it from the street and someone. Need to deal with cars traveling south past the last parking space.
- Concern about privatization: tables and chairs on the narrow street frontage may need to be removed or adjusted.
- Support businesses concerned about needed short term parking.
- Moving the bike parking, not appropriate where it is proposed.
- Need to see striping on Main Street around the parklet.
- Encourage more lingering for some business – have them park further away.
- There is a psychology of Half Moon Bay residents wanting to park right in front of a shop. These will be continuing pressures on parking.
- Would the parklet work if shifted either way?
- What would be measured? Could measure...safety, nuisance, occupancy, foot traffic.
- Garbage – need a trash can in the public space.

Motion as written in the staff report with the additional conditions:

- Show existing and new trash receptacles on the site plan
- Recommend conducting quarterly check-ins with businesses on this block
- Provide additional short-term vehicle parking around the parklet
- Eliminate bicycle parking shown on the north side of the parklet and replace with high visibility structure for safety; such as a planter; to ensure not parking in the substandard space
- Provide high visibility paint striping around the outside edge of the parklet
- Consider adding directional signage for bike and car parking areas.
- Conduct economic analysis for future projects
- Look into shifting the parklet south
- Make site feel like public space; adjust tables and chairs as needed
- Staff has discretion to address issues/concerns that may arise during this pilot program.

M/S: Holt/Ruddock

Vote: 4-0-1 (Hernandez abstained)

DIRECTOR REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

M/S: Hernandez/Polgar

Vote: Unanimous

Adjournment at 10:23 PM

Respectfully Submitted:

Approved:

Bridget Jett, Planning Analyst

James Benjamin, Chair

MEMORANDUM

For meeting of: **January 28, 2020**

TO: Chair Benjamin and Planning Commission

FROM: Jill Ekas, Community Development Director
Joe Butcher, Community Preservation Specialist
Scott Phillips, Associate Planner

TITLE: **STUDY SESSION - SHORT-TERM VACATION RENTALS LAND USE REGULATIONS**

RECOMMENDATION:

In study session, receive a presentation featuring recent survey results on short-term vacation rentals, provide for public comment, and hold a discussion regarding options for regulating short-term vacation rentals.

BACKGROUND:

While short-term vacation rentals (STRs) are not presently regulated in the City's zoning ordinance, many are currently operating here. For these, the City collects transient occupancy tax (TOT). Additionally, the City requires a business license for operating an STR.

An STR is a room, home, apartment, or condominium dwelling unit rented for short periods, generally for vacation use, from one to 30 nights. Typically, an STR unit is occupied for a few days at a time. STRs are often advertised and booked through services such as Airbnb, VRBO, Homeaway, and other similar platforms. They are sometimes also offered as individual rentals unaffiliated with any particular property management service. STRs may be hosted or unhosted:

- Hosted: Short-term rental of a room or rooms, while the owner occupies the remainder of the residence, is a **hosted** STR. In hosted STRs, the rooms may have a separate entrance with a private bathroom. A hosted STR typically does not have kitchen facilities. Rental of a main house while the owner occupies a second unit, such as a duplex, or vice versa, may also be considered a hosted STR.
- Unhosted: Short-term rental of an entire residence, such as a "whole house" rental, is an **un-hosted** STR. The property owner is not on the property while the unit is in use as an STR.

In March 2018, the Planning Commission held a study session on short-term vacation rentals (STRs). The Planning Commission's staff report and minutes are provided in Attachment 1 and provide important background information and discussion about policy options. The staff report and study session covered the following topics:

Where should short-term rentals be allowed?

- *Residential Zoning Districts*
- *Mixed-Use Zoning Districts*
- *Other Zoning Districts*

What types of short-term rentals should the City allow?

- *Hosted Short-Term Rentals*
- *Unhosted Short-Term Rentals*

Should additional land use controls be applied to short-term rentals?

- *Limit Nights per Year*
- *Proof of Primary Residency*
- *Limit Occupancy*
- *Limit the Number of Short-Term Rentals*

As presented in the March 13, 2018 staff report, developing a comprehensive STR program is an important component of the City's ongoing compliance with the California Coastal Act. The Coastal Commission previously advised municipalities that the Commission has found cases where "vacation rental prohibitions unduly limit public recreational access opportunities inconsistent with the Coastal Act" (Attachment 2). The Coastal Commission more recently prepared a summary of STR regulations that it has reviewed throughout the coastal zone (Attachment 3).

Since spring 2018, the Planning Commission has been working on several other amendments to the zoning ordinance, as well as the Land Use Plan update. In the past eighteen months, the Planning Commission has advised on two consecutive zoning amendments covering significant updates to regulations for accessory dwelling units (ADUs) necessary for ensuring conformance with changes to State ADU law. These updates include STR regulations specifically applicable to ADUs. Other than for a very limited number of ADUs that are grandfathered, City zoning code prohibits use of ADUs as STRs. The purpose of this prohibition is to ensure that ADUs are used as dwelling units and not for commercial purposes.

The draft Land Use Plan presents the tension that may come from allowing commercial uses in residential neighborhoods where it is important that they operate in a fashion compatible with Half Moon Bay's residential neighborhood environment. Draft Land Use Plan policy acknowledges that STRs contribute to the many local offerings for coastal access and recreation. Draft policy also clearly conveys the community's and Planning Commission's interest that STRs, which are commercial entities, be operated as subordinate to housing, especially on lands designated for residential use.

Over the past two years, it has become clear to staff that this is a sensitive matter for many residents. We have received a number of formal complaints about unhosted (“whole-house”) STRs operating in single-family residential neighborhoods. Neighborhood impacts from some of these STRs include parking, trash, and noise. Staff also notes that we have heard from a number of residents that they are not comfortable submitting formal complaints about STRs because they do not want to strain relationships with their neighbors. In addition to the neighborhood level context, Half Moon Bay continues to experience high housing costs and a shortage of rental housing. Housing stock is lost when dwelling units transition into frequent use as unhosted STRs. This is a noted concern of City Council.

Broadly, in other cities, STR regulations fall under one of three general approaches: Permit STRs with few limitations; ban them in whole; or create STR regulations that facilitate the use in a manner compatible with community preferences. Staff assumes, based on past Planning Commission input, community interest, and Coastal Commission guidance that the last approach is the most appropriate. Before bringing this matter back to the Planning Commission, staff considered options for community engagement. Appreciating that this matter has citywide significance, staff determined that a survey was an appropriate tool for restarting the discussion about STRs.

DISCUSSION:

The interactive survey was available from November 13 – December 14, 2019 on the City’s website. To ensure broad participation, numerous notifications about the survey were sent via the weekly E-News, Nextdoor, the City’s social media platforms (Twitter, Facebook and Instagram), and on Coastside Buzz. The eleven question survey yielded 175 responses. It included background information about STRs and three high level summaries of STR regulations in other coastal jurisdictions as references (San Mateo County, City of Eureka, and City of Santa Cruz). The survey questions and a summary of the results are provided in Attachment 4. About half of the respondents provided additional comments (Question #11), which are included in Attachment 5.

Overall, the survey respondents had diverse perspectives about STRs. Approximately 1/3 expressed strong support for, and 1/3 expressed strong reservations about STRs. Despite these firmly presented views, many respondents also indicated that, in general, STRs can be desirable and/or beneficial if they operate thoughtfully and are appropriately regulated. Attachments 4 and 5 present detailed survey input, and staff will go over the survey in the presentation.

It is clear from the survey input that most interest about STRs is with respect to their impact on residential neighborhoods. Commercial uses in the City’s single-use residential zoning districts (R-1, R-2, R-3, and MHP) are limited, and even small-scale home occupations are regulated to ensure neighborhood compatibility. If the home occupation requirements were imposed on STRs, it is likely that very few STRs could comply. This context is important because it holds the long-standing intention for protecting residential neighborhoods from the impacts of other uses. For reference, the home occupation standards are provided in Attachment 6.

The study session will cover the following regulatory provisions and approaches:

- Zoning Districts: single-use residential, mixed-use
- Housing Types for STRs: single-family, multi-family, etc.
- Hosted and Unhosted STRs: limits on nights per year
- Regulations: primary residency, insurance and on-call management
- Performance Standards: inspections, parties, noise, trash, and parking
- Implementation and Enforcements: grace periods for nonconforming STRs to transition and for STRs to get fully onboard, after-the-fact permitting, and enforcement

Attachment 7 includes a policy matrix as a guide for the discussion. In brief summary form, it presents options for all of the topics listed above and staff's initial suggestions for regulations. These suggestions were developed from research of numerous other STR ordinances, a review of Coastal Commission action on STRs, the survey input, and consideration of the complaints and code violations associated with Half Moon Bay's existing STRs.

Staff is mindful that many STRs are currently operating according to current City requirements and they need to be carefully considered in any ordinance that moves forward. We have tried to contact these operators in advance of this session and will continue to seek their input throughout the process of bringing an ordinance forward with land use regulations for STRs.

Conclusion

The study session will provide the Planning Commission with fresh community input about STRs, a review of policy options, and time for discussion. It is notable that in open session, City Councilmembers have been stating strong concern about STRs contributing to the commercialization of residential neighborhoods and the loss of housing stock to this use. Staff is seeking direction from the Commission on all of the topics in the Attachment 7 matrix, and is of course, very interested in any additional suggestions that the community and Planning Commission bring forward. Following this session, staff will evaluate options for additional outreach and research with an intention of completing Planning Commission review within the next three to four months.

ATTACHMENTS:

- Attachment 1 – Planning Commission STR Staff Report and Minutes, March 13, 2018
- Attachment 2 – California Coastal Commission Guidance: Short-Term/Vacation Rentals in the California Coastal Zone, December 6, 2016
- Attachment 3 – California Coastal Commission Local Coastal Program Actions on STRs
- Attachment 4 – STR Survey Questions and Summary Results
- Attachment 5 – STR Survey Additional Comments
- Attachment 6 – Half Moon Bay Home Occupation Standards, Municipal Code Section 18.06.025
- Attachment 7 - Policy Matrix

MEMORANDUM

For meeting of: **March 13, 2018**

TO: Chair Hernandez and Planning Commission

FROM: Jill Ekas, Community Development Director
Sara Clark, Deputy City Attorney

TITLE: **POLICY DIRECTION FOR POTENTIAL ADOPTION OF A CITY ORDINANCE
REGULATING SHORT-TERM RENTALS**

RECOMMENDATION:

Provide policy direction to staff for potential adoption of a City ordinance regulating short-term rentals.

BACKGROUND:

The City's Zoning Ordinance does not expressly address short-term rentals. However, the City's Transient Occupancy Tax ("TOT") Ordinance imposes TOT obligations on hotels, which include "any structure or facility . . . which is occupied by transients for dwelling, lodging, or sleeping purposes, [including any] tourist home or house, lodging house, rooming house, apartment house, . . . wherein overnight accommodations are offered for hire" (Municipal Code § 3.12.020). Consequently, the City requires existing short-term rental uses within residential zones to satisfy TOT requirements. However, the City is interested in adopting more comprehensive regulations for short-term rentals.

Developing a comprehensive short-term rental program will also ensure the City's ongoing compliance with the Coastal Act. The Coastal Commission advised municipalities that "vacation rental prohibitions unduly limit public recreational access opportunities inconsistent with the Coastal Act" (Attachment 1 - California Coastal Commission Guidance: Short-Term/Vacation Rentals in the California Coastal Zone, Dec. 6, 2016). For that reason, the Coastal Commission recently refused to certify a local coastal program amendment proposed by the City of Laguna Beach that banned short-term rentals in the Coastal Zone, finding that such a ban improperly impeded public access.

However, the Coastal Commission has encouraged municipalities to adopt reasonable regulations regarding short-term rentals. Examples given by the Coastal Commission include limiting the number of occupants, limiting the number of days that a unit can be rented in a given year, and adopting mechanisms to encourage compliance with existing local laws regarding parking, garbage, noise, and other nuisance issues.

San Mateo County recently adopted a short-term rental ordinance, included as Attachment 2. In December 2017, the Coastal Commission approved the County's proposed local coastal program amendment necessary to implement the ordinance. The County is in the process of updating its fee schedule, but implementation of the ordinance is expected soon.

DISCUSSION:

Staff seeks the Planning Commission's guidance on land use policy and implementation considerations associated with short-term rentals. Key topics include Coastal Act consistency, neighborhood compatibility, housing affordability, economic development, and program administration. This memo presents options that the Planning Commission may wish to consider given these primary policy and implementation considerations.

The proposed ordinance will ultimately include additional regulations related to registration, nuisance issues (such as parking, garbage, noise, and events), public safety, business licenses, TOT registration, suspension and revocation, insurance, and indemnification, among other issues. The Planning Commission will have the opportunity to consider these details during review of any proposed ordinance. However, in order to ensure adequate attention on the important land use considerations involved, this study session focuses on where short-term rentals may be appropriate, the types of short-term rentals compatible with various locations, and other associated land use controls.

Where should short-term rentals be allowed?

Permitting short-term rentals in the City's residential and mixed-use neighborhoods would be consistent with Coastal Commission guidance, provide homeowners with an income source which could improve their housing affordability, and support the City's economic development efforts. Short-term rentals are situated within existing dwelling units in existing residential and mixed-use neighborhoods. Nevertheless, considerations for single-use residential areas and mixed-use zones are different and described as follows:

Residential Zoning Districts: Zoning designations for these areas include R-1, R-2, R-3, Planned Unit Development (PUD), and Mobile Home Park (MHP) districts. The impacts associated with short-term rentals can be similarly addressed across these residential zoning districts, with some exceptions. Three housing types located within the City's residential areas tend to provide more affordable housing options including accessory dwelling units (ADUs), mobile homes, and rental multi-family housing (duplexes, triplexes, and apartments). Of note, staff specifically recommends **against** allowing short-term rentals within ADUs (as discussed in the ADU Memorandum also to be considered at the March 18, 2018 Planning Commission Meeting), in the MHP zoning district, or in rental multi-family units in order to preserve these housing types for long-term occupancy by lower income households.

With respect to multi-family ownership housing and planned developments, homeowner's associations (HOAs) may disallow short-term rental use in their covenants, conditions and

restrictions (CC&Rs). Thus, it is possible that future City regulations for short-term rentals may conflict with some CC&Rs. This is not an especially unusual circumstance, and it is the obligation of the HOA, and not the City, to enforce the CC&Rs in such a case. However, it is City practice to advise applicants seeking planning or building permits to first consult with their HOA and to review their CC&Rs.

From review of the various short-term rental platforms (e.g. Airbnb and VRBO), it appears that most existing short-term rentals in Half Moon Bay are located in the R-1 and PUD zoning districts. This indicates market viability in these areas. Staff suggests that the Planning Commission consider the R-1, R-2, R-3 and PUD zoning districts as potentially appropriate for short-term rentals.

Mixed-Use Zoning Districts: Residential development in the City's mixed-use zones is primarily located in the old Downtown area around Main Street. The Commercial-Downtown (C-D) and Commercial-Residential (C-R) zoning districts allow for both single-use residential and mixed use. Because these areas are already characterized by a range of commercial and residential uses, including lodging and other visitor-serving commercial uses, they may also be appropriate for permitted short-term rental use. Very little residential development is located in the Commercial-General (C-G) or Commercial-Visitor Serving (C-VS) Zoning Districts and they do not appear to be especially viable for short-term rentals at this time.

Other Zoning Districts: Additional residential development is located in the Urban Reserve (UR) and Open Space Reserve (OSR) districts, as well as nonconforming residential uses in other zones. The Planning Commission may wish consider if short-term rentals are appropriate uses in the UR or OSR districts on lots with existing homes.

Options: The Planning Commission should consider which parts of town or zoning districts are appropriate for short-term rentals. As an example, San Mateo County's regulations will permit short-term rentals in the R-1 and R-3 zones, but not in residential uses located in their Neighborhood Commercial or Coastside Commercial Recreation zones.

What types of short-term rentals should the City allow?

Short-term rentals can be broken down into two categories. "Hosted" rentals are those for which the property owner or tenant remains on site during the rental period. The short-term rental guest then occupies a room or other separate area. "Unhosted" rentals are those for which the short-term rental guest occupies the entire property.

A number of short-term rentals are currently operating in Half Moon Bay. Complaints from neighbors tend to be about unhosted rentals in residential neighborhoods. Large groups, noise, trash, traffic, and an overall lack of property oversight have been cited as detrimental to the neighborhood living environment. In consideration of the overall purpose and intent of the City's residential zoning districts, zoning regulations must be designed to ensure that

commercial uses in residential zones are compatible. Home occupation standards are especially strict (Attachment 3, Municipal Code 18.06.025).

Hosted Short-Term Rentals: Because of the recent history of complaints and in context with the City's other standards for residential zones, staff's initial recommendation is that the ordinance require all short-term rentals in residential neighborhoods to be hosted. In other jurisdictions, this approach has been found to reduce nuisance impacts (such as large parties or events, loud noise, and other problematic guest behavior), as the property owner is onsite to monitor the guests' behavior. This approach also reduces the likelihood that properties will be sold to investors for exclusive short-term rental use, as hosted rentals are generally less viable as an investment property. Finally, this approach partially addresses concerns raised about operating "commercial" properties in residential areas. While hosted rentals still create a potential revenue stream for property owners, the use is more akin to a home occupation rather than a hotel.

A drawback of this approach is that it gives property owners fewer opportunities to provide short-term rentals and will likely decrease the amount of TOT revenue that would otherwise be collected (hosted rentals are generally less expensive, as the guest lacks exclusive access). Moreover, enforcement of any hosted rental requirement may be difficult, as it requires ongoing monitoring by the City.

Unhosted Short-Term Rentals: The City's mixed-use C-D and C-R districts are already characterized by commercial uses near homes. Consequently, unhosted rentals may be compatible provided that various land use controls and other regulations are in place. For example, for any type of short-term rental, regulations in other jurisdictions require that owners provide contact information for a local responsible party, regardless of the direction on hosted versus unhosted rentals. For implementation of a short-term rental ordinance, this information will allow the City to quickly get in touch with a responsible party in the event complaints are made.

Options: The Planning Commission should consider options for hosted and unhosted rentals in different parts of the City and in different neighborhoods. The Planning Commission may also want to consider allowing unhosted rentals subject to additional land use controls, such as for a limited number of nights per year, as discussed in the next item.

Should additional land use controls be applied to short-term rentals?

In the event the Planning Commission recommends allowing unhosted rentals (either in all or some zoning districts), staff suggests that the Commission consider pairing regulations allowing unhosted rentals with regulations intended to ensure single-family residences are not used exclusively for short-term rental use. Allowing such exclusive use will reduce the City's existing housing stock and reduce affordability. Staff wishes to emphasize that Half Moon Bay's residential neighborhoods are almost exclusively inhabited by full-time residents. Half Moon

Bay is not a community of second/vacation homes as is the case in some other coastal locations. Thus, conversion of a significant number of residences to vacation properties would produce a marked change in the character and function of the community.

Limit Nights per Year: First, the City could limit the total number of rental nights per year for unhosted rentals (potentially while leaving unlimited the number of hosted nights). For instance, the County allows unhosted rentals, but only for up to 180 nights per year. Likewise, San Francisco allows unhosted rentals for 90 nights and Redwood City allows unhosted rentals for 120 nights. All three jurisdictions do not count hosted nights towards these limits. By imposing night limits, the jurisdictions intend to ensure that the primary use of residences remains either occupancy by the owner or long-term rentals.

The major downside of these types of night limits is the difficulty of enforcement. The City will need to be involved in constant monitoring or rely on self-reporting, which rewards property owners who are willing to risk non-compliance.

Proof of Primary Residency: Another option for consideration is to require the property owner to submit proof of primary residence with the short-term rental application, such as documents demonstrating that the property qualifies for the state principal place of residence property tax exception. This approach helps ensure that the property is used primarily as the owner's main residence, with any short-term rental activity as an ancillary use. It also reduces the enforcement burden, as the information is only collected during registration and renewal. The City of Portland has taken this approach.

Limit Occupancy: A common land use control is to limit the total number of guests (including both daytime or overnight) to two adults per bedroom, plus two. Children under twelve would be excluded from this limit. The County adopted such occupancy limits in its ordinance; moreover, according to the City's consultant (21 Elements), this approach is common throughout the state.

Staff recommends this approach to reduce the potential nuisance impacts associated with short-term rentals. For instance, noise, parking, and property damage concerns are all likely reduced if short-term rentals cannot be used for parties or other large gatherings. Although there are concerns about the enforceability of such a provision, occupancy limits nevertheless may reduce nuisance issues. First, as the City will require occupancy limits to be included in rental contracts and advertisements, such limits may deter potential renters who are interested in using short-term rentals for parties, weddings, or other large events. Second, in the event a short-term rental draws complaints, the City can use violations of occupancy limits as grounds for suspension or revocation of the short-term rental registration.

Limit the Number of Short-Term Rentals: Some local jurisdictions have attempted to curb the impacts associated with short-term rentals by limiting the total number of short-term rentals

on a street, within a neighborhood, or within the jurisdiction. For example, the City of Santa Cruz limits short-term rentals to 20 percent of a given block. The City of Napa set a city-wide limit of 60 permits. Staff's initial recommendation is to not pursue this approach for three reasons. First, staff does not believe that the right to operate a short-term rental should be given on a first-come, first-served basis. Second, staff is concerned about the ability of the City to enforce numerical limits. Finally, absolute limits may encourage operation of short-term rentals without compliance with the City ordinance, thereby increasing potential impacts and reducing TOT revenue.

Conclusion

This memorandum and associated attachments are intended to support the Planning Commission's review of options for regulating short-term rentals from a land use perspective. The context for evaluating options is Coastal Act consistency, neighborhood compatibility, housing affordability, economic development, and program administration. Community input and Planning Commission direction are expected to provide guidance for preparation of a draft ordinance for future Planning Commission, and eventual City Council, oversight.

ATTACHMENTS:

Attachment 1 – California Coastal Commission Guidance: Short-Term/Vacation Rentals in the California Coastal Zone, December 6, 2016

Attachment 2 – County of San Mateo Zoning Ordinance Sections 6161, 6181 and 6401.3

Attachment 3 – Half Moon Bay Home Occupation Standards, Municipal Code Section 18.06.025



MINUTES

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, MARCH 13, 2018

EMERGENCY OPERATIONS CENTER (EOC) / 537 KELLY AVENUE

EXCERPT OF MINUTES

ITEM 3 SHORT TERM RENTALS (STR)

Sara Clark, Deputy City Attorney and Jill Ekas, Community Development Director, presented Staff Report to Planning Commission

PUBLIC COMMENT

1. **Dave Olsen**, Worked on STR for 4 years in San Mateo County. 10-15% of rentals are listed at least part-time as STR. Parking is absolutely an issue regarding STRs. Most jurisdictions getting restrictive regarding parking. City could limit the number of cars. If the property is not hosted, someone should be available within 20 minutes.
2. **Lance DuMond**, Hosting is not for the faint of heart. Manager should be nearby. Prefers hosted vs. non-hosted. Portland is a great example of functional STRs.

Planning Commission Discussion and Suggestions:

- Regulations and Enforcement:
 - Proof of residency
 - No smoking
 - Penalties for Code violations (3 strike rule)
 - Limiting STR occupancy to 60 or 90 days
 - Consider if 90 days would be too many
 - Not paying TOT should be an automatic "strike"
 - STRs to remain mindful of fire hazards
- Zoning and location considerations include:
 - Should STRs be only for the West of Hwy 1 neighborhoods?
 - Proximity of STRs regarding schools
 - What are the criteria for STRs in each area?

- Facts needed to help which neighborhoods are better suited for STRs; do STRs fit the neighborhood?
- Hosted vs. Non-Hosted:
 - Hosted preferred
 - If non-hosted, should a point of contact or neighbor be available in problem situations?
- Other considerations included:
 - How can the City control STRs to benefit HMB?
 - Ordinances should prioritize STRs
 - Should there be a trial period or pilot program enlisted?
 - Limiting the number of STRs may create property rights issue
 - In favor of creating a threshold of the number of permitted STRs; and once established, check in with the Planning Commission for re-evaluation of the process.

CALIFORNIA COASTAL COMMISSION

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December 6, 2016

TO: Coastal Planning/Community Development Directors

SUBJECT: Short-Term/Vacation Rentals in the California Coastal Zone

Dear Planning/Community Development Director:

Your community and others state and nationwide are grappling with the use of private residential areas for short-term overnight accommodations. This practice, commonly referred to as vacation rentals (or short-term rentals), has recently elicited significant controversy over the proper use of private residential stock within residential areas. Although vacation rentals have historically been part of our beach communities for many decades, the more recent introduction of online booking sites has resulted in a surge of vacation rental activity, and has led to an increased focus on how best to regulate these rentals.

The Commission has heard a variety of viewpoints on this topic. Some argue that private residences should remain solely for the exclusive use of those who reside there in order to foster neighborhood stability and residential character, as well as to ensure adequate housing stock in the community. Others argue that vacation rentals should be encouraged because they often provide more affordable options for families and other coastal visitors of a wide range of economic backgrounds to enjoy the California coastline. In addition, vacation rentals allow property owners an avenue to use their residence as a source of supplemental income. There are no easy answers to the vexing issues and questions of how best to regulate short-term/vacation rentals. The purpose of this letter is to provide guidance and direction on the appropriate regulatory approach to vacation rentals in your coastal zone areas moving forward.

First, please note that vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/or be authorized pursuant to a coastal development permit (CDP). The regulation of short-term/vacation rentals represents a change in the intensity of use and of access to the shoreline, and thus constitutes development to which the Coastal Act and LCPs must apply. We do not believe that regulation outside of that LCP/CDP context (e.g., outright vacation rental bans through other local processes) is legally enforceable in the coastal zone, and we strongly encourage your community to pursue vacation rental regulation through your LCP.

The Commission has experience in this arena, and has helped several communities develop successful LCP vacation rental rules and programs (e.g., certified programs in San Luis Obispo and Santa Cruz Counties going back over a decade; see a summary of such LCP ordinances on our website at:

https://documents.coastal.ca.gov/assets/la/Sample_of_Commission_Actions_on_Short_Term_Rentals

[.pdf](#)). We suggest that you pay particular attention to the extent to which any such regulations are susceptible to monitoring and enforcement since these programs present some challenges in those regards. I encourage you to contact your [local district Coastal Commission office](#) for help in such efforts.

Second, the Commission has not historically supported blanket vacation rental bans under the Coastal Act, and has found such programs in the past not to be consistent with the Coastal Act. In such cases the Commission has found that vacation rental prohibitions unduly limit public recreational access opportunities inconsistent with the Coastal Act. However, in situations where a community already provides an ample supply of vacation rentals and where further proliferation of vacation rentals would impair community character or other coastal resources, restrictions may be appropriate. In any case, we strongly support developing reasonable and balanced regulations that can be tailored to address the specific issues within your community to allow for vacation rentals, while providing appropriate regulation to ensure consistency with applicable laws. We believe that appropriate rules and regulations can address issues and avoid potential problems, and that the end result can be an appropriate balancing of various viewpoints and interests. For example, the Commission has historically supported vacation rental regulations that provide for all of the following:

- Limits on the total number of vacation rentals allowed within certain areas (e.g., by neighborhood, by communitywide ratio, etc.).
- Limits on the types of housing that can be used as a vacation rental (e.g., disallowing vacation rentals in affordable housing contexts, etc.).
- Limits on maximum vacation rental occupancies.
- Limits on the amount of time a residential unit can be used as a vacation rental during a given time period.
- Requirements for 24-hour management and/or response, whether onsite or within a certain distance of the vacation rental.
- Requirements regarding onsite parking, garbage, and noise.
- Signage requirements, including posting 24-hour contact information, posting requirements and restrictions within units, and incorporating operational requirements and violation consequences (e.g., forfeit of deposits, etc.) in rental agreements.
- Payment of transient occupancy tax (TOT).
- Enforcement protocols, including requirements for responding to complaints and enforcing against violations of vacation rental requirements, including providing for revocation of vacation rental permits in certain circumstances.

These and/or other provisions may be applicable in your community. We believe that vacation rentals provide an important source of visitor accommodations in the coastal zone, especially for larger families and groups and for people of a wide range of economic backgrounds. At the same time we also recognize and understand legitimate community concerns associated with the potential adverse impacts associated with vacation rentals, including with respect to community character and noise

and traffic impacts. We also recognize concerns regarding the impact of vacation rentals on local housing stock and affordability. Thus, in our view it is not an ‘all or none’ proposition. Rather, the Commission’s obligation is to work with local governments to accommodate vacation rentals in a way that respects local context. Through application of reasonable enforceable LCP regulations on such rentals, Coastal Act provisions requiring that public recreational access opportunities be maximized can be achieved while also addressing potential concerns and issues.

We look forward to working with you and your community to regulate vacation rentals through your LCP in a balanced way that allows for them in a manner that is compatible with community character, including to avoid oversaturation of vacation rentals in any one neighborhood or locale, and that provides these important overnight options for visitors to our coastal areas. These types of LCP programs have proven successful in other communities, and we would suggest that their approach can serve as a model and starting place for your community moving forward. Please contact your [local district Coastal Commission office](#) for help in such efforts.

Sincerely,

A handwritten signature in black ink that reads "Steve Kinsey". The signature is written in a cursive, flowing style.

STEVE KINSEY, Chair
California Coastal Commission



Commission LCP Actions on Short-Term Rentals (through May 2019)

The table below lists the LCP actions taken by the Commission on Short-Term Rentals (STRs) and identifies the general regulatory approach and key regulatory parameters of the Local Coastal Program Amendment (LCPA). This table is intended to provide some background information on STR ordinances that have been considered by the Commission and does not provide a comprehensive view of all of the regulatory parameters that may apply in each case. Please use the links to the related Commission staff report and local government ordinance, where available, for additional details.

Note that the checked categories reflect the LCPA **as approved by the Commission**, which includes any suggested modifications that may have been required. LCPAs that were approved as submitted, or denied, are summarized as originally proposed by the local government. The actions in the table are listed by most recent action year. Time extensions for STR-related LCPAs are not included. See the table legend at the end of the table for an explanation of column categories.

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
2018 City of Pacifica	LCP-2-PAC-18-0075-2 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential* <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> <i>Silent on whether STRs would be allowed in approved SFRs or multi-family residences in other zones in addition to residential zones.</i>	▪ SFRs ▪ Multi-Family Residential Unit	Any location not approved for use as a permanent dwelling unit including: ▪ ADUs ▪ Vehicles ▪ Trailers ▪ Tents ▪ Storage Sheds ▪ Garages	▪ Maximum use of 30 consecutive days per individual stay	▪ <i>Not Specified</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/12/2018
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i> <i>The definition of STR allows for rental of a "portion" of a dwelling unit; however, no specific regulations are provided for owner-occupied STRs.</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Ventura	LCP-4-VNT-18-0058-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Commercial	<ul style="list-style-type: none"> SFRs 	<ul style="list-style-type: none"> ADUs Farmworker Housing Affordable Housing 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay 	<ul style="list-style-type: none"> Maximum of 10 overnight guests 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 10/10/2018
		Owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Commercial	<ul style="list-style-type: none"> Individual Bedrooms in SFRs 	<ul style="list-style-type: none"> ADUs Farmworker Housing Affordable Housing 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay 	<ul style="list-style-type: none"> Maximum of 5 overnight guests 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
City of Pismo Beach	LCP-3-PSB-18-0051-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> <i>Ordinance does not address whether STRs are prohibited in other zones</i>	<ul style="list-style-type: none"> SFRs ADUs 	<ul style="list-style-type: none"> <i>Not Specified</i> 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay No limit on frequency of STR rentals (as long as the owner lives on the property for 183 days or more in a calendar year) 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom plus two additional people Number of visitors shall not exceed number equal to allowable occupancy 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 8/10/2018 <i>This LCPA is a second try at regulating STRs under the City's LCP, as STRs have not been explicitly regulated but generally allowed in the Downtown Core and other commercially-zoned areas. The City was denied a 2011 LCPA to regulate STRs (see below).</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> <i>Ordinance does not address whether homestays are prohibited in other zones</i>	<ul style="list-style-type: none"> SFRs (given property owner lives on-site or in ADU) Individual Bedrooms in SFRs ADUs 	<ul style="list-style-type: none"> <i>Not Specified</i> 	<ul style="list-style-type: none"> None (given property owner lives on-site) 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom plus two additional people Number of visitors shall not exceed number equal to allowable occupancy 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Cruz	3-SCO-18-0032-2-Part B Link to Ordinance	Non-owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/6/2018 <i>This is the fourth LCPA of the County's four LCPAs that were approved by the Commission. This LCPA adds owner-occupied (hosted STRs) to the County's existing STR regulations. See County's 2011, 2015, and 2016 LCPAs (below).</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	▪ Any legal dwelling unit where a residential use is allowed without the requirement for any other use	▪ ADUs ▪ Balconies, porches, and sheds ▪ Affordable Housing ▪ Tents and recreational vehicles	▪ Maximum use of 30 days per individual stay	▪ Maximum overnight occupancy of three people per hosted bedroom (children under eight are not counted toward maximum occupancy)	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
City of Del Mar	LCP-6-DMR-17-0083-3 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ SFRs ▪ Multi-Family Residential Unit	▪ <i>Not Specified</i>	▪ Minimum Number of 3 days required per individual stay and no more than 30 consecutive days ▪ Total of 100 days for maximum STR use per calendar year	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/7/2018 <i>Approval included two suggested modifications: the first modified the City's proposal to require a 7-day minimum stay for STRs and homeshares to a 3-day minimum to allow for greater accessibility of STRs given a lower length of individual stay; the second modified the City's proposed 28-day maximum to a 100-day maximum (through an amending motion).</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Individual Bedrooms in SFRs and Multi-Family Residential Unit	▪ <i>Not Specified</i>	▪ Minimum Number of 3 days required per individual stay and no more than 30 consecutive days ▪ Total of 100 days for maximum STR use	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Barbara	LCP-4-STB-17-0086-3 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Residential <i>LCPA prohibits non-owner-occupied STRs in all residential zones, but allows for non-owner-occupied STRs in the Miramar Beach residential neighborhood only through a STR Coastal Historic Overlay.</i>	▪ STRs shall only be allowed in legal dwelling units and only one dwelling shall be used as an STR on any lot.	▪ Guest House, artist studios, cabanas and other spaces for temporary occupation ▪ Affordable Housing ▪ Farmworker and Agricultural Employee housing ▪ Any structure or space not for legal dwelling (tents, trailers, yurts)	▪ No more than 30 consecutive days per individual stay	▪ Maximum overnight occupancy of two people per bedroom (excluding children under three years of age) plus two times the number of occupants	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i> <i>No cap applies to non-owner-occupied STRs since they are only allowed in certain commercial and special purpose zones.</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management and Complaint Response Program <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 5/10/2018 <i>This LCPA was denied in part because of the impacts that the STR ban in residential zones would have on the existing stock of visitor-serving accommodations in the County's coastal zone.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>LCPA also allows for owner-occupied STRs ("Homestays") in the Miramar Beach residential neighborhood through a STR Coastal Historic Overlay.</i>	▪ Homestays shall only be allowed in up to 3 bedrooms of a legal dwelling unit.	▪ Guest House, artist studios, cabanas and other spaces for temporary occupation ▪ Affordable Housing ▪ Farmworker and Agricultural Employee housing ▪ Any structure or space not for legal dwelling (tents, trailers, yurts)	▪ No more than 30 consecutive days per individual stay, with owner or long-term tenant residing on the premises	▪ Maximum overnight occupancy of two people per hosted bedroom (minors not counted toward maximum occupancy) plus two times the number of occupants	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>Property owners shall not possess more than one homestay permit at any given time, regardless of the number of properties a property owner owns.</i>		

2017

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Santa Cruz	LCP-3-STC-17-0073-2-Part B Link to Ordinance	Non-owner-occupied: <input type="checkbox"/> Allows <input checked="" type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>No NEW non-hosted STRs allowed; only existing, legal non-hosted STRs are allowed.</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	▪ A building or portion of a building including one or more rooms which is/are designed for residential use by a single family	▪ ADUs	▪ Maximum use of 30 days per individual stay	▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/11/2018
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ A building or portion of a building including one or more rooms which is/are designed for residential use by a single family	▪ ADUs	▪ Maximum use of 30 days per individual stay	▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
City of Laguna Beach	LCP-5-LGB-16-0055-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ A room, or suite of rooms with a single kitchen used for residential use and occupancy of one family, including an SFR, apartment or other leased premises, residential condominium, or other residential real estate	▪ Individual guest rooms in a hotel, motel or similar transient lodging establishment operated by an innkeeper	▪ Maximum use of 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of two people per bedroom, plus two daytime visitors per bedroom	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/14/2017 <i>Suggested modifications eliminated the City's proposed ban on new STRs in residential zones.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ A room, or suite of rooms with a single kitchen used for residential use and occupancy of one family, including an SFR, apartment or other leased premises, residential condominium, or other residential real estate	▪ Individual guest rooms in a hotel, motel or similar transient lodging establishment operated by an innkeeper	▪ Maximum use of 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of two people per bedroom, plus two daytime visitors per bedroom	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of San Mateo	LCP-2-SMC-17-0051-2 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> Single-family residential structures Multi-family residential structures 	<ul style="list-style-type: none"> <i>Not specified</i> 	<ul style="list-style-type: none"> Maximum use of 30 consecutive days or less per individual stay. Total of 180 days per calendar year for use as an STR 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/13/2017
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> Single-family residential structures Multi-family residential structures 	<ul style="list-style-type: none"> <i>Not specified</i> 	<ul style="list-style-type: none"> Maximum use of 30 consecutive days or less per individual stay. Total of 180 days per calendar year for use as an STR 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
City of Eureka	LCP-1-EUR-16-0046-2 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	<ul style="list-style-type: none"> Principal dwelling units (e.g., SFRs) or legally established secondary dwelling units In residential zones, no more than 75% of the total number of dwelling units on a property may be permitted as STRs, unless a Unit Increase Permit is obtained 	<ul style="list-style-type: none"> <i>Not specified</i> 	<ul style="list-style-type: none"> Maximum use of 30 consecutive days or less per individual stay 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>The total number of STRs on a property maybe allowed an increased with the approval of a Vacation Dwelling Unit – Unit Increase Permit.</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 11/8/2017 <i>Suggested modifications addressed the potential for adverse impacts to coastal resources, including clarifying that the Good Guest Guides provided in STRs promote the availability of off-street parking near the waterfront to address public access concerns. A second suggested modification added a provision to clarify that any change to a STR use that would result in a change in the density or intensity of use of land would require a CDP.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> <i>Not Applicable</i> 	<ul style="list-style-type: none"> <i>Not Applicable</i> 	<ul style="list-style-type: none"> <i>Not Applicable</i> 	<ul style="list-style-type: none"> <i>Not Applicable</i> 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Trinidad	LCP-1-TRN-16-0065-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Legally established residences by tourists for dwelling, lodging, or sleeping purposes, which by definition, comprises a residential use	▪ <i>Not specified</i>	▪ Up to 29 consecutive days for all types of STRs (below) ▪ Minimum use of 60 days per year (called a <i>Full-time STR</i>) ▪ Maximum use of 59 days per year and must be located in owner's primary residence (called a <i>Resident STR</i>)	▪ Maximum overnight occupancy of two people per bedroom, plus two people	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/8/2017 <i>This LCPA amended the certified IP to delete the City's 2015 Vacation Dwelling Unit LCPA (see below) and added new STR regulations as described here.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Rental of up to one bedroom in a primary residence with the requirement that the homeowner be present on site during nighttime hours	▪ <i>Not specified</i>	▪ Up to 29 consecutive days per year, but may be rented for longer given that rental is not for more than 29 consecutive days	▪ Maximum overnight occupancy of two people per bedroom, plus two people	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
County of Mendocino	LCP-1-MEN-14-0840-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits → <i>Prohibits new non-owner-occupied STRs in residential zones</i>	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Residential	▪ A dwelling unit that is the only use on the property and which may be rented short term for transient occupancy	▪ <i>Not specified</i>	▪ Maximum use of 29 days or less per individual stay	▪ <i>Not specified</i>	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/8/2017 <i>Suggested modifications clarified that a CDP is required for the creation of STRs.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ An attached or detached room or structure which is operated, in conjunction with a residential use or commercial use, as a short term rental for transient occupancy	▪ <i>Not specified</i>	▪ <i>Not specified</i>	▪ <i>Not specified</i>	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		

2016

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Cruz	LCP-3-16-0052-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>STRs allowed in all zoning districts that allow residential use</i>	<ul style="list-style-type: none">▪ SFRs▪ Unit in a duplex or triplex (including condominium and townhouse units)	<ul style="list-style-type: none">▪ Habitable and non-habitable accessory structures▪ ADUs▪ Affordable Housing Units▪ Apartment units▪ Manufactured home in mobile home park	<ul style="list-style-type: none">▪ Maximum use of 30 days or less per individual stay.	<ul style="list-style-type: none">▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy)	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/9/2016 <i>This is the third of the County's four LCPAs that were approved by the Commission. This LCPA modifies the existing ordinance through language and minor operational updates as well as extend regulations governing STRs in the Davenport-Swanson Road Designated Area. See County's 2011 and 2015 LCPAs (below), and the 2018 LCPA (above). The suggested modifications were developed in consultation with the County and were procedural in nature (e.g., modifying the IP to expressly state that ADUs are ineligible for STR use).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Carpinteria	LCP-4-CPN-16-0024-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Residential Units means a building or portion thereof designed for or occupied in whole or in part, as a home, residency, or sleeping place, either permanently or temporarily, and containing not more than one kitchen per residential unit	▪ Tents ▪ Yurts ▪ RVs ▪ Hotel ▪ Boarding house ▪ Lodging house ▪ Motel	▪ Maximum use of 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of two people per unit, plus two occupants per bedroom	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/8/2016
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Rental of up to four bedrooms in a primary residence with the requirement that the homeowner be present on site during nighttime hours	▪ Tents ▪ Yurts ▪ RVs	▪ Maximum use of 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of no more than four home stay guests per home stay	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
City of Dana Point	LCP-5-DPT-MAJ-14-0105-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Allowed in all zoning districts where residential uses are allowed</i>	▪ SFRs ▪ Condominiums ▪ Duplexes ▪ Triplexes ▪ Townhomes ▪ Multi-family dwellings	▪ <i>Not Specified</i>	▪ At least two consecutive nights, but no more than 30 consecutive calendar days per individual stay	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/14/2016 <i>Suggested modifications clarified that the STR ordinance would apply to all areas of the City, which is governed by two separate LCP documents, and that any change to the STR ordinance to limit or prohibit STRs would require an LCPA, whereas changes that do not limit or prohibit STRs may not require a LCPA.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i> <i>The definition of STR allows for rental of a “portion” of a dwelling unit; however, no specific regulations for owner-occupied STRs are provided.</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2015

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Cruz	LCP-3-SCO-15-0008-1 Part A	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Allowed in all the zoning districts where residential uses are allowed</i>	<ul style="list-style-type: none">▪ SFRs▪ Condominiums▪ Duplexes▪ Triplexes▪ Townhomes	<ul style="list-style-type: none">▪ Apartments▪ Manufactured homes in a mobile home park	<ul style="list-style-type: none">▪ No more than 30 days per individual stay.	<ul style="list-style-type: none">▪ Maximum overnight occupancy of two people per bedroom plus two additional people (children under twelve are not counted toward maximum occupancy)	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 5/14/2015 <i>This is the second of the County's four LCPAs that were approved by the Commission. This LCPA modifies the existing ordinance to clarify and enhance regulations as well as extend regulations governing STRs in the Live Oak Designated Area. See County's 2011 LCPA (below), and 2016 and 2018 LCPAs (above).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
City of Trinidad	LCP-1-TRN-14-0846-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	<ul style="list-style-type: none">▪ SFRs▪ Multi-Family Residences▪ ADUs	<ul style="list-style-type: none">▪ <i>Not Specified</i>	<ul style="list-style-type: none">▪ No more than 30 consecutive calendar days per individual stay.	<ul style="list-style-type: none">▪ Maximum overnight occupancy of two people per bedroom plus two additional people▪ In Suburban Residential Zone, up to two additional occupants allowed based on size of Vacation Dwelling Unit	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 3/11/2015 <i>See City's 2017 LCPA (above) for updated STR ordinance, which deleted this ordinance in its entirety</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<ul style="list-style-type: none">▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
<div>2013</div> <p>County of San Luis Obispo</p>	SLO-1-12	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Residential Structures, with some constraints based on geographic area (e.g., Cambria, Cayucos, Avila Beach)	▪ <i>Not Specified</i>	▪ Less than 30 consecutive days per individual stay ▪ Rental of a residence shall not exceed four individual tenancies per calendar month	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>Cap pertains to a limit of four individual tenancies at one residence per calendar month.</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 11/13/2013 <i>This LCPA is an update to the City's 2003 LCPA (see below) to refine the ordinance to limit STR use in saturated areas and update operational standards, as well as extending specific STR regulations to the Avila Beach community.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
<div>2012</div> <p>City of Solana Beach</p>	Solana Beach Land Use Plan (No number given)	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Any portion of a building in a residential district, regardless of building size, including: ▪ Multi-family buildings ▪ Duplexes ▪ SFRs	▪ <i>Not Specified</i>	▪ 7 to 30 consecutive days per individual stay	▪ <i>Not Specified</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 3/7/2012 <i>The Commission's approval allowed the City to keep the proposed 7-day minimum of consecutive days (despite Staff's recommendation to reduce it to 1-day), as well as to keep their proposal to prohibit STRs of less than 7 days in all residential zones (instead of Staff's recommendation to remove this provision).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2011

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Pismo Beach	LCP PSB-1-10 Part 2	<input checked="" type="checkbox"/> Allows →	<input checked="" type="checkbox"/> Residential	▪ <i>Unclear (the proposed definition of STR states: “Any structure, as defined in the building code adopted in Section 15.04.010 of this code, which exists, is constructed, or which is maintained or used upon any premises for the purpose of transient lodging, which consists of four or fewer separate transient rental units”)</i>	▪ <i>Unclear</i>	▪ <i>Not Specified</i>	▪ <i>Not Specified</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT <i>The operational provisions were unclear. This ordinance was denied by the Commission – see City’s 2018 LCP (above) for approved STR ordinance and operational provisions.</i>	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 12/8/2011 <i>This LCPA was denied for being overly restrictive by prohibiting STR use in all residential areas, which make up a large portion of the City’s coastal zone, as prohibiting STR use in these areas would limit the availability of alternative coastal lodging near the shoreline. See City’s 2018 LCPA (above) for approved STR ordinance.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
County of Santa Cruz	SCO-1-11 Part 3	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Allowed in all zones that allow residential uses</i>	▪ SFRs ▪ Duplexes ▪ Triplexes ▪ Condominium ▪ Townhouse Unit	▪ Apartments or manufactured homes in a mobile home park	▪ Not more than 30 days per individual stay	▪ Maximum overnight occupancy of two people per bedroom plus two additional people (children under twelve are not counted toward maximum occupancy)	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 7/12/2011 <i>This is the first of the County’s four LCPAs that were approved by the Commission. This LCPA defines STRs and regulates them as PPUs in residential areas. See County’s 2015, 2016, and 2018 LCPAs (above).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2004

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Imperial Beach	DPT-MAJ-1-03	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>A limited number of existing STRs in the high density residential zone would be allowed to exist until 2007.</i>	<i>In the Commercial (C-1, C-2) zoning districts:</i> ▪ Residential dwelling units above the first floor <i>In the Mixed Use Overlay (MU-2) zoning district:</i> ▪ Residential dwelling units at a ratio of 1 unit for every 1500 sq. ft. of lot area <i>In the High Density Residential zone until 2007:</i> ▪ SFRs ▪ Duplexes, apartments, condominiums, townhomes	▪ <i>Not Specified</i>	▪ Less than 30 consecutive calendar days per individual stay	▪ <i>Not Specified</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/19/2004 <i>This LCPA is an update to the City's 2002 LCPA (see below) that was denied by the Commission for being excessively restrictive and discouraging towards tourist –related uses and visitor accommodations.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2003

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of San Luis Obispo	No. 1-01 Part A	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Use of existing residence, or new residential structures, with additional requirements based on geographic area (i.e., Cambria and Cayucos urban reserve line)	▪ <i>Not Specified</i>	▪ Less than 30 consecutive days per individual stay ▪ Rental shall not exceed one individual tenancy within seven consecutive calendar days; ▪ This definition does not include the one time rental of a residence for 14 consecutive days or less in any calendar year	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>Cap pertains to a limit of one individual tenancy per seven consecutive days at one individual residence</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/11/2003 <i>See City's 2013 LCPA for updated STR ordinance to limit STR use in saturated areas, update operational standards, and extend specific STR regulations to the Avila Beach community.</i> <i>Suggested modifications addressed adverse impacts on public parking, coastal water supplies and community character by: limiting the allowable density of STRs by prohibiting their establishment within 500 ft. of a parcel being used for the same purpose; requiring on-site parking for all STR tenants; clarifying that construction of residential structures for STR use must comply with LCP standards applicable to construction of a residence; and requiring evidence that water and sewer services can accommodate the STR use.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

	Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
2002	City of Imperial Beach	IMB-MAJ-1-02-A	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Residential <i>Note: A limited number of existing, STRs in the high density residential zone would be allowed to exist until 2007</i>	▪ Any Dwelling Unit, except those dwelling units lawfully established as part of a bed and breakfast inn, motel, hotel, timeshare development, or other transient use	▪ Bed and breakfast inn ▪ Motel ▪ Hotel ▪ Timeshare development ▪ Other transient use	▪ Less than 30 consecutive days per individual stay	▪ One person per 200 square feet, plus one person	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 9/9/2002 <i>This LCPA was denied for being excessively restrictive and discouraging towards tourist-related uses and visitor accommodations. See City's 2004 LCPA (above) for resubmitted and approved STR ordinance.</i>
			Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		
1992	City of Capitola	CAP-MAJ-2-92 (No Link Available)	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>Transient rental use allowed in Transient Rental Use Overlay District only</i>	<i>Transient rental use allowed in Transient Rental Use Overlay District, which includes R-1 or R-M districts, which comprise of:</i> ▪ SFRs ▪ Multi-family Dwellings	▪ ADUs	▪ Less than 30 consecutive calendar days per individual stay	▪ Not Specified	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/10/1992 <i>Suggested modifications did not pertain to the STR provisions of the LCPA, so the STR provisions were approved as submitted.</i>
			Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		

TABLE LEGEND

- **Local Government:** The City or County undertaking the LCP action before the Commission.
- **LCP # and Links:** The LCP Amendment (LCPA) number and link to the Commission staff report. Where *Link to Ordinance* is available, the link takes you directly to the separate, Commission staff report exhibit containing the proposed ordinance.
- **How LCPA Addresses STRs:** Whether the LCPA allows or prohibits non-owner-occupied short-term rentals (e.g., rental of entire residence, where owner is not present on-site) and/or owner-occupied short-term rentals (e.g., home stays and home shares, where owner is present on-site). Note that the checked categories reflect the LCPA as approved by the Commission (e.g., an LCPA that proposes complete prohibition but is modified by the Commission to partial allowance would show *allows* STRs). Where *Not Applicable* is checked for either non-owner-occupied or owner-occupied STRs, the LCPA either clearly distinguished which STR type(s) (owner-occupied and/or non-owner-occupied) was being regulated, or remained silent on one of the STR types being regulated. (For example, the ordinance may have clearly regulated rental of an entire residence as an STR, which is non-owner-occupied, but then did not clearly address other rental aspects such as partial rental of a residence, owner-occupied rental of a residence, etc.)
- **In Which Types of Zone(s):** The relevant category in which the allowance or prohibition of STRs applies. Note that these categories are broad and may reflect allowance or prohibition in only a portion of the checked category (e.g., only in the coastal zone of a particular zone, in certain residential zones but not others, etc.,).
- **Eligible Structures for STR Use:** The structures where STRs are allowed, if specified in the LCPA.
- **Ineligible Structures for STR Use:** The structures where STRs are prohibited, if specified in the LCPA.
- **Limits on Duration of Stay:** The restrictions on durations of individual stays and/or total stays per year, if specified in the LCPA.
- **Occupancy Limits:** The restrictions on occupancy for individual stays, if specified in the LCPA.
- **STR Caps:** Whether the LCPA includes a cap on the number of STRs allowed, including by Local Jurisdiction (e.g., a cap on the total number of STRs allowed within the local government’s jurisdiction) and by Permittee or Parcel (e.g., a cap on the total number of STRs allowed per person legally operating the STR, or by parcel).
- **Other Operational Standards:** Additional operational standards that were included in the adopted LCPA, including:
 - **Parking Requirements:** Does the LCPA include any parking standards specific to STRs?
 - **Noise Restrictions:** Does the LCPA include any noise restrictions specific to STRs?
 - **Property Management:** Does the LCPA include requirements for property management, such as the presence of on-site or proximate management, a complaint response program, providing a good neighbor policy and/or list of rules for renters, notifying nearby neighbors of STR use, etc.?
 - **Enforcement Program:** Does the LCPA include provisions for reporting complaints to the local government, or for violations to lead to penalizations, such as loss of permit for STR operation?
 - **Payment of TOT:** Does the LCPA require payment of transient occupancy taxes as part of the permitting or renting process?
- **Commission Action:** Results of the Commission action on the proposed LCPA.

Acronyms

- **ADU = Accessory Dwelling Unit**
- **OS = Open Space**
- **SFR = Single-Family Residence**
- **STR = Short-Term Rental**

Short -Term Vacation Rental Survey and Summary Results

Background: Short-Term Rentals

The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs. While STRs are not presently regulated in the City's zoning ordinance, many are currently operating here. For these, the City collects transient occupancy tax (TOT).

Many community members have expressed an interest in this topic, with a wide range of opinions about STRs and how they may be regulated. Residents have communicated to the City that they have concerns about various aspects of neighborhood compatibility of STRs, such as safety, noise, trash, and parking. Accordingly, the City has been working to develop an ordinance and specific regulations to directly address the use of properties as STRs.

The purpose of this survey is to better understand community members' perspectives on the potential benefits and impacts of STRs, gain input on how the City might best regulate STRs to meet the community's needs, and help define the scope of those regulations.

What is a Short-Term Rental?

- An STR is a room, home, apartment, or condominium unit that can be rented for short periods, generally for vacation use, from one to 30 nights. Typically, an STR unit is occupied for a few days at a time. STRs are often advertised and booked through services such as Airbnb, VRBO, Homeaway, and other similar platforms, and are sometimes also offered as individual rentals unaffiliated with any particular property management service. STRs may be "hosted" or "un-hosted."

What is a Hosted STR?

- Short-term rental of a room or rooms, while the owner occupies the remainder of the residence, is a **hosted** STR. In hosted STRs, the rooms may have a separate entrance with a private bathroom. A hosted STR typically does not have kitchen facilities. Rental of a main house while the owner occupies an accessory dwelling unit, or vice versa, may also be considered a hosted STR.

What is an Un-Hosted STR?

- Short-term rental of an entire residence, such as a "whole house" rental, is an **un-hosted** STR. The property owner is not on the property while the unit is in use as an STR.

Considerations – here is a summary of some important considerations to take into account when regulating STRs:

Potential Benefits: STRs can benefit property owners and the community in several ways, such as:

- Allowing property owners or leaseholders to earn supplemental income
- Providing overnight visitors with an alternative to hotels/motels
- Generating additional revenue for the City through transient occupancy tax (TOT)

- Potentially increasing tourism and contributing to the community's overall economic activity by making more short term rental options available

Potential Community Impacts: The operation of STRs can have negative impacts on the community and its neighborhoods, including:

- Use of homes **only** as STRs, potentially causing a reduction in the supply of housing stock (reduced housing stock is one factor contributing to high housing costs)
- A potential change in the character of predominately residential neighborhoods, by adding this short-term rental activity
- Parking impacts
- Noise, trash, or other possible nuisances from short-term rental occupants

A few more things to know before you get started with the survey:

- Transient Occupancy Tax: In Half Moon Bay, STRs are subject to Transient Occupancy Tax (TOT). The City has been collecting this tax (12 percent) on STR stays, as well as on hotel and motel stays.
- Accessory Dwelling Units: For most cases, the City's current zoning regulations do not allow short-term rentals in accessory dwelling units (also known as granny or in-law units). The City's intent is that new regulations for STRs will maintain this restriction.
- Coastal Zone: The City of Half Moon Bay is located within the California Coastal Zone. The Coastal Commission has taken the position that at least some STRs are required in most jurisdictions to comply with the Coastal Act's coastal access requirements.
- Examples of Regulations: There are many ways to regulate STRs. Most regulations in other jurisdictions limit the amount of time a residence can be used as an STR annually and impose standards to better ensure compatibility with the surrounding neighborhood. The following table highlights regulations in several other coastal jurisdictions, to help provide context for the survey.

Examples of Short-Term Vacation Rental Regulations in Other Coastal Jurisdictions

Regulation	City of Santa Cruz	City of Eureka	San Mateo County
Hosted: Maximum nights per year	Unlimited	Unlimited	Unlimited
Un-Hosted: Maximum nights per year	30 nights	60 Nights	180 nights
Maximum Length of Stay	Less than 30 Days	Less than 30 days	Less than 30 days
Maximum Occupancy	2 people per room	2 people per room	2 people per room
Neighborhood Compatibility Requirements <ul style="list-style-type: none"> Noise Trash Parking Special Events 	Yes Yes Yes No	Yes Yes No No	Yes Yes Yes No
Local Point of Contact Required	Within 20 minutes	Within 20 minutes	Within 20 Minutes
Regular Inspections	Yes	Yes	Yes



Short-Term Rentals (STRs)

January 21, 2020, 3:50 PM

Contents

i.	Summary of responses	2
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Short-Term Rentals (STRs)

The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs.









Summary Of Responses

As of January 21, 2020, 3:50 PM, this forum had: **Topic Start**

Attendees:	223	November 13, 2019, 7:21 PM
Responses:	175	
Hours of Public Comment:	8.8	

QUESTION 1

1. Please select all of the following that apply to you:

		%	Count
Half Moon Bay Resident		92.0%	161
Employee in Half Moon Bay		13.1%	23
Homeowner		72.0%	126
Renter		11.4%	20
Business owner		14.9%	26
Half Moon Bay STR operator		4.6%	8
Half Moon Bay STR guest		0.6%	1
Other		3.4%	6

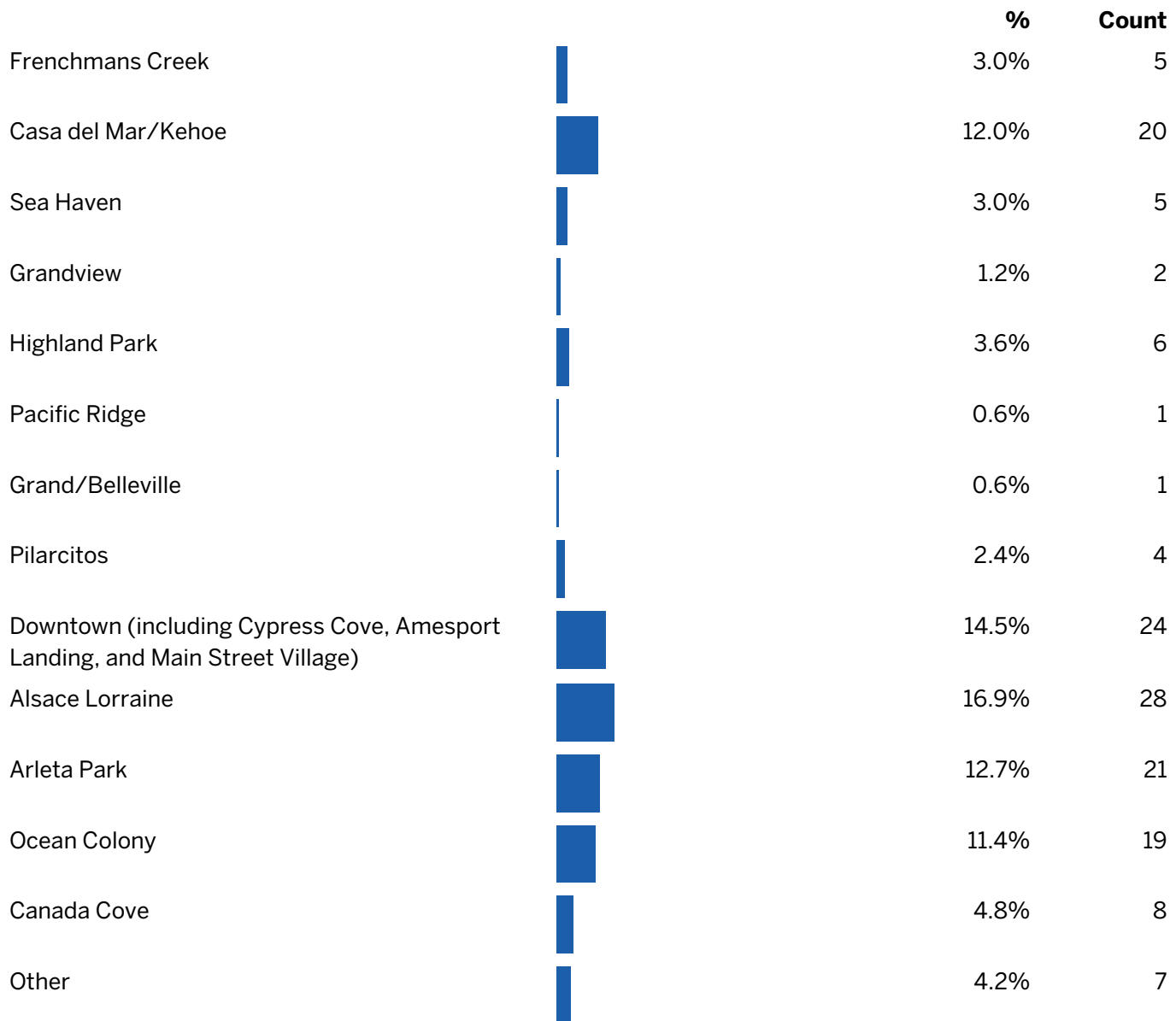
QUESTION 2

2. If you are a Half Moon Bay resident, what neighborhood do you live in?

		%	Count
Miramar		9.0%	15

Short-Term Rentals (STRs)

The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs.



QUESTION 3

3. What best describes your type of home?



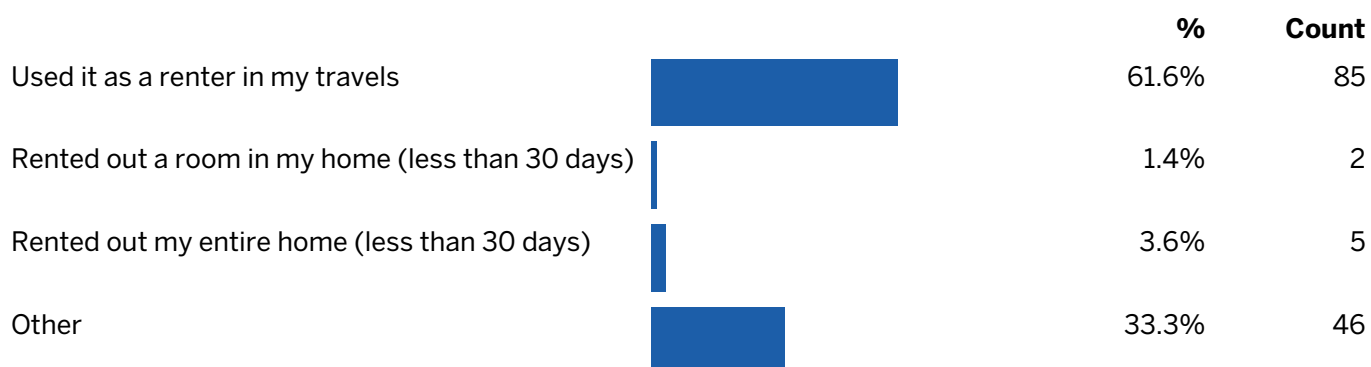
Short-Term Rentals (STRs)

The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs.



QUESTION 4

4. Have you ever used or offered a short-term rental?



QUESTION 5

5. If STRs are allowed, what types of neighborhoods are most appropriate for them?

Mixed-Use/Downtown



Short-Term Rentals (STRs)

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Multi-Family: A mix of apartments, townhomes, condominiums, duplexes, triplexes, and some single-family homes

		%	Count
Hosted		58.2%	92
Un-hosted		35.4%	56

Single-Family

		%	Count
Hosted		61.4%	97
Un-hosted		39.2%	62


QUESTION 6

6. If you are NOT supportive of allowing short-term rentals in Half Moon Bay, would you be more supportive if they were hosted?

		%	Count
Yes, I would be more supportive		31.9%	52
No, I would still not support allowing them		27.6%	45
N/A – I am generally supportive of short-term rentals		40.5%	66

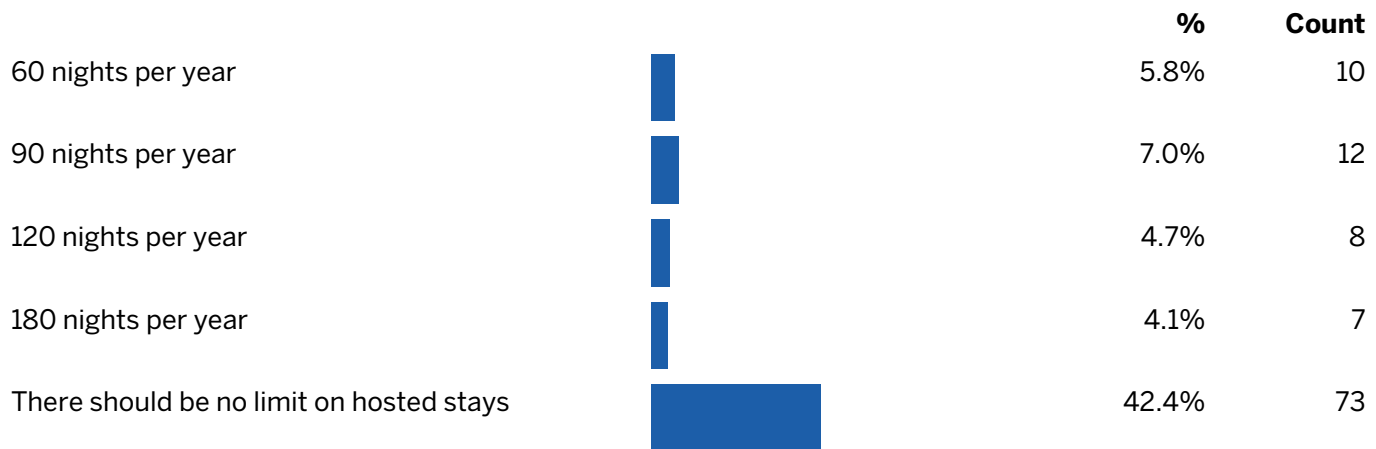
QUESTION 7

7. If hosted STRs are permitted, how many nights of the year should they be allowed? Hosted: Short-term rental of a room or rooms, while the owner occupies the remainder of the residence, is a hosted STR. Please see introduction for the full definition.

		%	Count
0 nights per year		18.0%	31
30 nights per year		18.0%	31

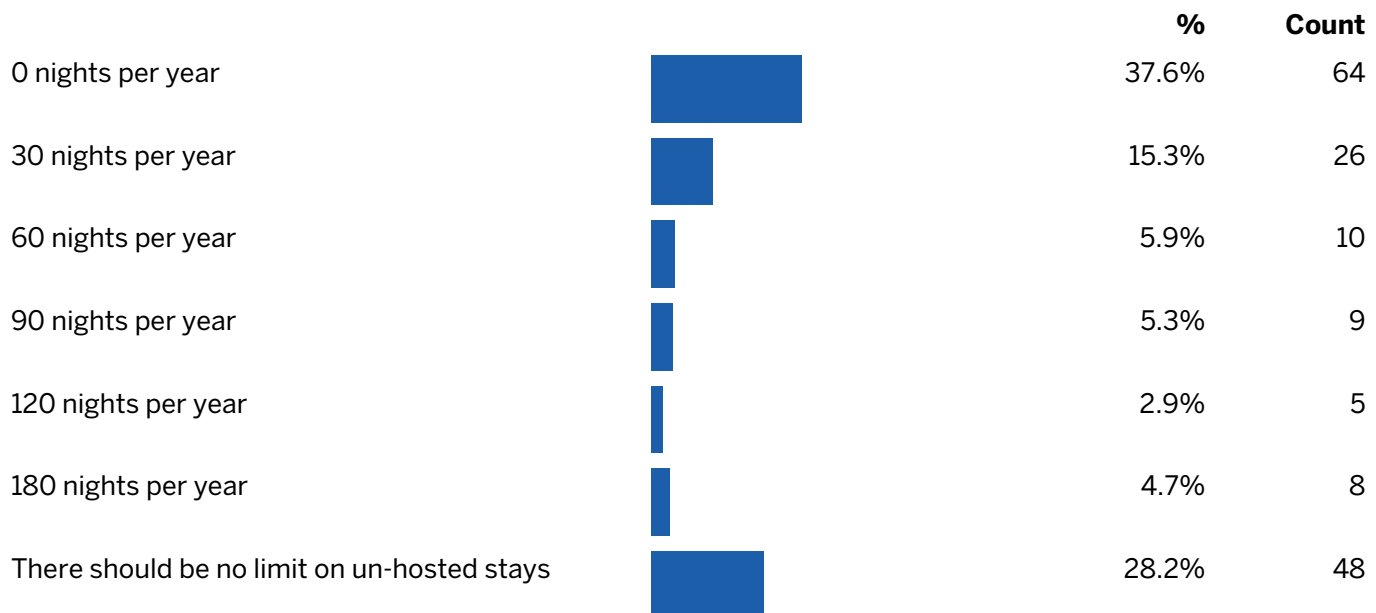
Short-Term Rentals (STRs)

The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs.



QUESTION 8

8. If un-hosted STRs are permitted, how many nights of the year should they be allowed? Un-Hosted:Short-term rental of an entire residence, such as a “whole house” rental, is an un-hosted STR. The property owner is not on the property while the unit is in use as an STR.



QUESTION 9

9. Occasionally residents want to infrequently use their property as an STR while they are away or on vacation. Should un-hosted STRs be allowed on a limited basis for these types of circumstances, if they are not otherwise 49

Short-Term Rentals (STRs)










The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs.

permitted?

		%	Count
Yes		60.9%	106
No		29.3%	51
Unsure		9.8%	17

QUESTION 10

10. Half Moon Bay community members have expressed concern about the impacts of STRs on neighborhood character and quality of life. To best regulate STRs and preserve community character, what types of standards would you recommend?

		%	Count
Limits on length of stay		56.3%	94
Limits on number of occupants per room		75.4%	126
Noise - Limits on outdoor use of residential property		78.4%	131
Parking: 1. Limits on the number of cars parked per STR property 2. Require parking be provided on property		75.4%	126
Special events/Party restrictions		79.0%	132
Local point of contact required		73.7%	123
Compliance inspections required		47.9%	80
Insurance required		59.9%	100
Other		18.6%	31

QUESTION 11

50

Short-Term Rentals (STRs)

The City of Half Moon Bay is seeking the community's input for regulating the use of properties here as Short-Term Rentals (typically for vacation use), known as STRs.

Do you have any additional comments regarding regulating STRs in Half Moon Bay?

Answered 88

Skipped 87

Short-Term Rental Survey Comments Overview

Comments from 88 Respondents

Of the 175 respondents, 88 provided comments to questions #11, “Do you have additional comments regarding regulating STRs in Half Moon Bay?” Some respondents provided more than one comment as noted on the attached comment log, thus there are 92 comments sorted by broad level or support or concern about STRs below.

Comments expressing strong support for STRs (28):

Supportive (with no additional comments): 22

Supportive, in favor of property rights and no City inclusion: 6

Supportive, the TOT taxes should go toward cleaning the beaches: 1

Comments expressing varying degrees of support with recommended STR regulations (31):

Supportive, hosted ONLY: 4

Supportive, with City imposed regulations: 13

Supportive, with revocation for abuse: 3

Supportive, but the City should amend its Noise Ordinance in consideration of the STRs: 1

Supportive, regulating that people are not buying new homes to use solely as STRs: 3

Supportive, but all STR operators must post proof of Business License and certificate from the City: 1

Supportive, but hosts must screen their renters: 1

Not in favor, but if we have to have them, there should be strict regulations/enforcement: 3

Not in favor, but if we have to have them, the TOT taxes should be higher than hotels: 2

Comments predominately expressing strong reservations about STRs (32):

Not in favor (with no additional comments): 23

Not in favor, STRs will add to the current housing crisis: 8

Not in favor at all, but absolutely against STRs in residential areas: 1

Responses to “Do you have any additional comments regarding regulating STRs in Half Moon Bay?”

1. Please model any local program on that of the community of Hana, County of Maui, Hawaii. EACH applicant must go before a local board of residents for approval. Owner or immediate family member must be on site or within 20 minute drive. No absentee landlord situations. Limited to max 30 days per year. Without strict limits, this would erode existing housing stock for long term residents. TOT revenue must be a part of this.
2. STRs should be prohibited in HMB
3. We embrace the STRs and are important part of making sure coastal access is maintained for all. All must comply with the STR license and TOT tax. Hosted and unhosted are fine if the rules are maintained.
4. Many Seniors teachers and families living here supplement their income. This is important to keep local residents living here. It's getting harder if you are not making two income tech money.
5. People need to have the right to make extra money for their families. It is impossible as it is to be able to live in our community.
6. There should be some kind of tax per person per day that goes to the City of Half Moon Bay to support beach cleaning, trash issues, related repairs etc
7. STR are causing a housing shortage in the bay area. out of towners buy up coastside properties in order to make income. So there are fewer houses to rent and buy for locals. They also are not around to deal with issues such as noise, parking, complaints from neighbors. STRS should be for people who LIVE in the house and are gone for short periods of time.
8. My wife and I want neighbors, not short-term renters. One ostensible neighbor in Alsace Lorraine apparently purchased the property to run a full-time STR business; he actively promotes and books up to 14 beds per rental, while residing remotely. His renters in turn invite guests to attend their parties, who park in front of our home, and trample our yard. The overflowing trash bins are on display in front of the property all week before it is collected. By then, trash has blown into our yards and (worse) down the street into the ocean. The current situation is untenable.
9. Parking and noise are a huge issue. Require parking to be provided on property. Young folks often pile into these STR's so limiting the number of people is wise, although hard to enforce.
10. I think with the price of living out here, STRs are almost a must for some people. It will also bring revenue to our retail shops. The people visiting here to stay at an STR should pay a tax if they don't already. Too many limits may make it difficult to get people to rent especially if the visitors have multiple children. There shouldn't be a strict limit on how many stay for this reason. Being a mom myself, that would be difficult if I were going to stay in an STR.

11. We have seen increasing STRs in our neighborhood over the last several years. We have not experienced problems with parking or noise. My main concern is losing important housing stock for residents to supply more. visitor-serving accommodations. The city has fast-tracked in-law units to create more affordable housing, but many are used as STRs. I know some families rely on short-term rentals of onsite units to help cover their mortgage, but it seems like a long-term renter could provide similar income. We also want our neighborhood to be full of neighbors that come to our block party, participate in our carpools, play with or babysit our kids, volunteer at the pumpkin festival, go to our churches, support school fundraisers, etc. We do not want to become a neighborhood of vacation homes and STR, which could very easily happen given our prime location near the beach. This would change the character of our town and the fabric of our community. The City must establish reasonable restrictions to prevent this.
12. If a noisy party happens, there should be some kind of enforcement mechanism other than police, that will respond fairly quickly. Eg, AirBnB has said they will initiate that sort of thing. We should assure that it will happen, And that other rental outfits also have such an enforcement process to handle problem renters.
13. Very, very limited unheated as that seems to be the troublesome spots. All STRs should be permitted.
14. I live next door to a teacher and long-time HMB resident who is also a STR host. My experience as a neighbor has been fine, and I'm sure the supplemental income helps to keep her here in town. I've also enjoyed staying in STRs several times. But I do think we need to be careful about placing and *enforcing* limits. I am much friendlier to the idea of hosted stays than unhosted. And there should definitely be limits to the number of nights per year - we cannot allow STRs to kick out residents. Problems with noise, parties, and litter need to be handled, but I think we already have the relevant laws in place and don't need redundant regulations. If enough noise complaints come in for a particular STR for instance, perhaps that host's license needs to be revoked.
15. I've previously provided a summary of observations about airbnb policies I have reviewed to Joe Butcher and Bob Nisbet; happy to provide that to whoever is administering the survey if they do not have this info
16. I live near a single family home that rents out. At times 20 cars are parked. I cannot park in front of my house. Noisy. This is a family neighborhood, not an event center.!!
17. STRs are a means for those with fixed income and room on their property to continue responsible residential use. The bulk of regulatory limits should be fixed by regulations that stem from communications or complaints that stem from otherwise improper use that may infringe on neighborhood quality of life.
18. We have a housing shortage. Un-hosted STRs remove housing from the rental stock for residents. I strongly prefer that we disallow un-hosted STRs. Build more hotels if we don't have

This was split in 2 categories

enough tourist rooms.

19. In general, I think renters generally only care about making money and do not monitor or maintain their homes. It is an area of high abuse and they should not be allowed if the city cannot monitor them properly.
20. #4 should allow multiple options as I have done all 3
21. Other than pre-existing ordinances regarding noise and commercial use of residences, I generally believe that we should default to property owner's rights in this matter.
22. No
23. If the owner is renting through an official program (Airbnb for example) both the owner AND the guests have been identity verified so there is great safety for both sides (there might also be some insurance provided by the organization). This is a great service to travelers who don't want or can't afford hotels , would like privacy and maybe a kitchen, or for single travelers who want a hosted rental so they are not alone in a room somewhere and usually the host spends time with the guest for fun and local orientation. In some cases this is the financial safety net that allows someone to keep living in their property. A few complaints, usually by people who don't have a life, can destroy something that is over all great for the majority.
24. No STRs should be allowed of any kind. Poorly designed survey.
25. STR's are an unnecessary and potentially dangerous addition to the community. HMB has sufficient hotel/motel space to accommodate current/future demand. This space is properly regulated and provides significant tax revenue to the city. STR's could never be regulated in a similarly responsible fashion. If added to the city short term rental inventory, STR's would harm the existing hotel/motel operators and most likely decrease city tax revenues. Finally, STR operators do not have the resources to screen or manage the potentially dangerous behavior of renters. This is an ill advised direction for the city.
26. Would be open to hosted for 20 nights a year.
27. It seems like there is already a shortage of affordable housing on the coast and my main concern with STR's is people using their units like a hotel when they could be used to house people and families that want to live and work here. On the other hand The STR's and the tourism they bring are good for the local economy and help support some of those same families that live here.
28. Best case scenario would be no STR in residential areas. If HMB allows STR in residential areas, restrictions for use/occupancy/parking/noise are imperative.

29. Maybe there can be increasing fines for any violations up to a limit of 5 times and then the owner loses the right to operate an STR. That way any egregious properties will be kept in check or prohibited from renting and while other responsible owners are free to rent their STR without limit. Maybe also limit each owner to one STR and if they want to rent any other property, it must be a LTR.
30. My main concern for STR's is how immediate neighbors might be affected: noise, traffic, disrespect for neighborhood, etc. Also, if there were an abundance of STR's in a neighborhood it could change the community feel. I'm also concerned about the loss of rental housing if too many people were to use their homes for STR's on a regular basis.
31. Ensure a process to quickly revoke permits following reasonable complaints
- a. Create a reliable effective police response to noise complaints
 - b. Tighten noise ordinance. Suggest 7pm weekdays, 9pm weekends.
 - c. Define hosted STRs as dwellings in which host shares same kitchen as guests (so host does not retreat to secondary dwelling unit).
 - d. Consider a per-neighborhood vote.
32. I think rentals should be allowed. I would agree to restrictions for noise, parking, parties. In other words, owners of property should be allowed to rent their house with as few restrictions as possible. However, I would encourage the local gov to strictly enforce noise, parking, # of occupants etc, with extremely high penalties for violations. If people, owners, want to rent out fine. But if owners allow loud noise, parties, no parking for neighbors, or any other problems for neighbors of rental house, I advocate extreme, expensive, immediate, penalties for violations.
33. All STRs and the occupants should be registered with City Hall, if allowed.
34. Tax STRs higher (+3%?) than motels/hotels so that cost of staying in STR increases. I'd like the hotels/motels in HMB to remain competitive too!
35. My main concern is losing important housing stock for residents to supply more visitor-serving accommodations. The city has fast-tracked in-law units to create more affordable housing, but I don't believe there are any restrictions on them becoming STRs. I know some families rely on short-term rentals of onsite units to help cover their mortgage, but it seems like a long-term local tenant could provide similar income? I also don't have any concerns about families renting their house while they go on vacation to help cover the cost of the trip.

This was counted in
2 categories

But fundamentally, I want our neighborhood to have full-time neighbors like you that come to our block party, participate in our carpools, play with our kids, volunteer at the pumpkin festival, go to our churches, support school fundraisers, and monitor for teenager parties if we leave the kids home alone :relaxed:. We do not want to become a neighborhood of vacation homes and STRs, which feels like a real risk given our prime location near the beach. This would change the character of our town and the fabric of our community. I'm hoping the City can establish reasonable restrictions to prevent this, while letting homeowners earn some extra income to

cover the high cost of living in our town.

36. I am aware of several single family homes on the Coastsides being used as unhosted STRs which cuts into the already depleted housing stock. Allowing more legal STRs will only diminish the housing stock more. As the owner of a Long Term Rental property, we make probably just as much money from that as we would from an STR as we don't pay fees to AirBnB, we don't have cleaning costs, we don't have additional insurance
37. There are very few long-term rentals in HMB. To promote economic diversity and community life, I'd like the city to work with home-owners on getting stable long-term renters. STRs make the housing crisis worse, although I do realize home owners have rights of choice
38. I hope we can share our beautiful community with others who can't live here. Thank you!
39. This seems like a basic property right and the nuisance complaints are better dealt with by regulations targeting that behavior.
40. I can see the benefits and drawbacks of STR's, especially in a tourist area like HMB. From time to time, I have been both a renter and landlord of STR's (in Europe). I learned that the most important factor was in strict screening of potential renters and potential landlords. I got to know my renters very well (by phone or email) before handing over the key to my property. When I explained this to them, they respected it, and they respected my property.
41. Disruptive to the neighborhood.
42. I am all for private property rights! I hope that people can do what they want with their properties. Of course anything illegal (like causing excessive noise) should not be allowed per the laws that we already have in place.
43. already have too many motels & trailer camps...HMB being turned into a ugly commercial city...with disregard to locals, not to mention how the charm being destroyed, in place of our beautiful beaches all we see are motels, trailer camps & traffic, very sad.
44. The City should stop focusing and trying to control residents (who are trying to live here and survive with the rising costs) with endless ordinances. Individual property rights should be honored. What people do in their own homes, if they are not bothering anyone, should be none of the City's business. Problems should be dealt with on a case by case basis. The City should quit focusing on extracting more money from, and controlling, hard working, contributing citizens and instead focus on the issues everyone wants solutions for: the homeless problem, blight, traffic, and affordable housing.
45. STRs have ruined our 2nd home neighborhood in Kauai. Legalizing a limited number created a market for many more.

46. I prefer out-of-town visitors stay in motels or hotels - that's what they are for and I rarely see no vacancy signs. STRs are bad for motel and hotel businesses and unfair to those businesses. If the Chamber of Commerce and City Planners truly support local businesses and want them to stay in
47. Residential zoning does not contemplate commercial turnover/rental activity. I lived through this destroying neighborhoods in SF, and I, along with many, many others will do everything we can to prevent it from happening in HMB.
48. Our HMB neighborhoods are too small for STRs. There is one in my neighborhood right now. I hate the idea of my children walking by this house to go to school and a different set of people are coming, going, parking ect in this dwelling. It doesn't feel right for all of us who generally know each other to have a home with constant coming and going at all hours in our neighborhood.
49. For the safety and comfort for the community, the hosts and the renters this issue should be regulated to cover not only the issues addressed in this survey but also the environmental impact the extra traffic can have on the area. Without the guidance of hotel or inn staff directing visitors to trails and amenities folks are negatively impacting our trails and beaches. Also, the impact on the existing hospitality businesses on the coast should be considered as they contribute to economy of our area with jobs and recommendations for restaurants and activities. Lastly what about hospitality taxation. This should be included in the conversation as well. As with previous surveys from the city I find this one poorly constructed, not well publicized and leading in tone.
50. I assume straight home swaps for vacations are not affected? These should never be limited.
- Everyone wants everything "regulated". That is a bad idea. Excess regulation is the cause of our housing shortage.
 - The only requirements for short term rentals should be: a) payment of the TOT (occupancy tax); and b) required reasonable insurance against adverse impacts of any inconsiderate (or criminal) renters. The City Gets income from this and the insurance protects the community.
 - In case no one points this out: renting out part of ones home may be the only way some can afford the very high costs of housing here. Millionaires are not renting out their homes - it is mostly the middle class and below, for whom rental income is a Godsend. More unneeded regulation is just another hammer blow on those of lesser means living here. This is a great reason "granny units" should be allowed to be STRs also.
51. We believe STRs are a great additional source of income for the families and for the city, allowing HMB to showcase its charm. We currently provide unhosted STRs while we are away for 6 months of the year and have a great experience
52. I like the idea of only HOSTED STRs as it better controls possible negative results by subjecting the property owner to the same thing as their neighbors while at the same time allowing for

those who find they want/need to rent out some space to afford their home (or provide a service to their neighbors for visitors). If someone isn't living at the property they rent out then they are running a mini-hotel and should be subject to 100% of the zoning and other requirements that hotels are required to meet. I wouldn't want a hotel next to my small street neighborhood home so why should a home be allowed to be treated as such? If someone is traveling for an extended period and want to rent out their home, then do it with a traditional rental agreement/lease. I have just one word regarding Unhosted STRS: Orinda.

53. Special Events, outdoor use and Party restrictions is very important. I also strongly urge a requirement for the Owner of the property to be present when a room or part of the house is being used for STR.
54. Hello, We are currently shopping for a home in HMB. We spend our summers back east with family. We would like to be able to rent for the summer months. We would only be interested in responsible people who wish to rent for the entire summer or at least 30 days at a time. Our property in Rhode Island is usually rented to military/ college kids during the year. It is the neighborhood where my wife grew up and we are sensitive to the needs of the neighbors. No party houses!
55. I do not think they should be allowed
56. Do not want this to start on the coast at all!
57. STRs are a great way for homeowners to stay in their home and afford their mortgage without having to move. Long term renters can be a burden when they don't comply to the landlords requests and then stay until they need to be physically removed by the sheriff. STRs won't be so taxing on the owner as their length of stay is finite.
58. How is the city going to monitor any problems that arise? Need a mechanism.
59. seems like these deliberations and discussions should include ADUs; not clear why they are categorically excluded as STR if operating under similar restrictions/limits
60. How will you enforce regulations? Should be a hefty fine to discourage breaking regulations.
61. There are already too many issues with too many people living in single family residences in the neighborhoods. Aren't there already limits on the amount of people who stay in residence based on the number of toilets? HAVE YOU NOT SEEN THE RECENT PUBLICIZED ISSUES THAT HAVE BEEN REPORTED? The "guest" have NO RESPECT for our neighborhoods, city, public spaces and beaches
62. Learn from issues faced in other communities.

63. If these rentals are allowed, they need to be heavily regulated. I have no objection to long term rentals or leases. I have observed that large homes are built specifically to be used as short term rentals. There is one right now on Jenna...does the owner have to contribute taxes to the city like hotels d. It should be required.
64. I recognize the value in attracting the tourists and visitors that would use STRs but am concerned that properties will be purchased / converted for STR use and raise the overall cost of home ownership on the Coastsides. I don't know the right answers yet, so hope there will be a thoughtful open process that will inform the whole community and bring about a positive consensus.
65. I recognize that this ordinance must be reviewed and approved by the Coastal Commission and they have never allowed a full-ban of STR properties. I still would like the city to state to the commission that the community wants a full-ban, but will recede to a more restricted allowance of up to 30 days per year, 2 night minimum stay. If the property is deemed the full-time residence of the owner than the city should restrict to a 2 room rental per night, up to a max of 4 people per night. The assumption is that the owner is still living in the house and thus the entire house should not be allowed to be rented.
66. I think it would be reassuring for the issued business license to indicate that the short term rental has been approved by the City. Require this to be posted at the STR. This would provide the renter with some reassurance that the STR is legitimate. I have seen this in other Cities where I have stayed in a STR.
67. A house on my block is STR, I don't know if it's vrbo or airbnb. Some guests are loud at night, especially in the hot tub which bothers the home owners next door. I don't mind families renting and enjoying the beach, but 6-10 adults at once makes it noisy. Guests more than twice month is too much.
68. Bad news, make it easier for folks to rent long term (for local folks who work here and can't afford high rents.) I don't feel the city can manage STR 's unless you hire a person to manage under the City Manager and charge the SRT's the total cost of managing them. They make a lot of money renting SRT's and the tax payers shouldn't have to pick up the cost to manage them and unless the city manages with full time staffing it will be a nightmare for the residents.
69. Short term rentals work when the renters are considerate of the neighbors. Limit the number of renters to avoid overcrowding, over parking on the street. No party houses. This should be a one strike and you are out type of rule.
70. I would rather see STR than more hotels.
71. I am mostly concerned about STR's because of our housing crisis. People working in this community who we NEED in our community, such as teachers, artists, merchants, cannot afford to live here because most of the long term rentals are being used as STR's. If we can't afford to

keep good teachers here, then what will our schools look like?!?

72. I DO NOT support STR. It is dangerous for neighbors as renters are complete strangers and have no reason to be responsible for any bad behavior or destruction. People behave badly when there is a sense of anonymity. Also with limited parking in most neighborhoods, that increases disagreements for both renters, owners and neighbor's. Safety issues are the most important reason to not allow STRs. Most neighborhoods work very hard to watch over each other and be aware of strangers walking around or unfamiliar cars driving through to keep a safe environment. (Neighborhood Watch) With STRs that would be impossible. Recently there was a murder during a party at a STR. The "regulation" said no parties, that didn't stop the renter from doing it anyway. People don't care about property they do not own and unfortunately it affects those that live nearby in many ways.
73. Just say NO please before we vote you out of office
74. I believe you should be able to rent your property. I would prefer long term versus short term. In today's economic environment housing is a problem.
75. I would be concerned that STR adoption, even though initially restrictive, would open the door to further expansion later on.
76. I support limiting number of cars per property based on number of bedrooms. Not necessary that the parking be on the property. I'm generally in support of STRs and people being able to use their property as they see fit, as long as they take measures to fit with the neighborhood and there is a local contact to handle any issues.
77. Under-age drinking is a huge problem, so I believe the Sheriff should have a list of currently-rented STRs and if under-age drinking is going on, the homeowner/landlord should be exposed to legal responsibility.
78. I am for STRs completely with rules imposed by homeowner and hosts. I do not agree the city should have any authority over this matter. In my experience, and I am thoroughly experienced in STRs, hosts are extremely accountable, responsible and respectful of their neighbors. The platforms for STRs are community driven and impose standards of practice and enforce this accountability and respect for hosts and guests. This is done by recommendation and rating, including fines or restrictions if standards are not met. The city, county, whatever other entity that wants to impose their own rules on what it is residents do with their homes is outrageous. In addition, the long term renter ever changing laws are now making it very hard for homeowners and landlords to be protected. It is becoming harder and harder for homeowners and to cover their costs, don't let this opportunity be another fail and hardship to the people, because corporations and government agencies want control and money.
79. Why do you find it necessary to over regulate all parts of our lives? Can't you just leave us alone. Seems everything you get involved in gets messed up. Like rent control!

80. I am in favor of allowing STR's in HMB.
81. The occupancy tax system in Hmb is very convenient.
82. The number of units available on Airbnb is unacceptably high when there are so few places for rental units available for people that want to live and work in hmb. I have no issue with someone renting out additional rooms in their house to help pay their mortgage, or seniors that add an ADU to their property, or people that rent their home while they are away (30 days or less). Buying home for the sole purpose of Airbnb-ing them is what really hurts a community.
83. I am opposed to STR's in HMB...of any kind.
84. STRs are a blight on neighborhoods. They are especially a problem in communities that are seen as destinations.
85. STR's provide affordable visitor lodging, we want a variety of people from all walks of life to be able to enjoy the coast. STR's provide homeowners a way to supplement their income, especially older people who need a supplemental income as rising homeowner taxes keep going up, or young people who are faced with such high taxes that even if they grew up here cannot afford to buy a house. I'm not sure inspections should be required as airbnb and such have customers rating their stays and if something is amiss they get a bad review and need to upgrade themselves if they want to stay in business. People all over the world are renting out their homes as STR's, yes there is the occasional problem but having a contact maybe 30 min. away (since we are a small community)is a good idea to resolve issues and it could also provide jobs to locals to "watch over" STR's, a co host so to speak.
86. Flat restrictions on SRTs interfere with property rights. SRTs are totally appropriate for HMB and do not interfere with the character of our neighborhoods as long as there are limits to parking, noise, number of people allowed per room and restrictions on parties. Incentives to attract quiet and respectful visitors to our town only help to bring business to our HMB vendors and boost the economy of our wonderful town
87. It is not clear what is the problem that these regulations try to address. There are STRs that can enhance the value of the community and attract visitors who generate tax revenue. Specifically high quality single family STR can have a very positive effect: additional revenue for the city in taxes, visitors with discretionary income that will generate business. Restrictions on the number of occupants and outdoor noise, parties/special events and parking requirements will make sure that these STRs enhance the community.
88. I SEE NO REASON TO REGULATE STRs. As a rule they usually are the best maintained and looking residences in the neighborhood and the hosts do not impose on the neighborhood in general. This is the coast, not San Francisco where people are crowded in cheek-to-jowl and regulations might be necessary!

F. Home Occupations. Home occupations are permitted in all residential districts and shall comply with the following:

1. Resident Only. No one other than a resident of the dwelling shall be employed on site or report to work at the site of a home occupation. This prohibition also applies to independent contractors.
2. No Inconsistent Activity. There shall be no interior or exterior activity related to the home occupation inconsistent with or interfering with residential use of the property or detrimental to property in the vicinity.
3. Entirely Within. A home occupation shall be conducted entirely within a building, either the main residence or an accessory building, and shall occupy no more than five hundred square feet of floor area. No outdoor storage of materials or supplies shall be permitted in conjunction with the home occupation.
4. No Visibility. The existence of a home occupation shall not be apparent beyond the boundaries of the site, and no home occupation shall involve the use of a sign, nor the display of products visible from the street.
5. No On-site Retail. The home occupation shall not involve on-site retail business, interior or exterior alterations, nor construction features not normally found in dwellings.
6. No Traffic. A home occupation shall not create pedestrian, automobile, or truck traffic detrimental to property in the vicinity.
7. Submittal Required. Prior to the issuance of a business license for a home occupation, the applicant shall submit to the community development director a written description of the operational characteristics of the proposed home occupation. The community development director shall determine that the proposed home occupation complies with the requirements of this section. Decisions of the community development director may be appealed to the planning commission by the applicant or by any interested party.
8. Complaints. In the event a complaint is received regarding a home occupation, the community development director shall refer the issue to the planning commission to review the operational characteristics of the use. Both the complaining party and the operator of the home occupation shall be notified of the time, place, and date of the planning commission meeting. In the event it is determined that the home occupation is detrimental to the neighborhood, the planning commission may impose any conditions necessary to maintain consistency with the provisions of this chapter.

G. Parking Areas. Surfaced parking areas to support commercial uses adjacent to residential districts may be approved by use permit. Any such support parking area shall be subject to review and recommendations by any city council appointed advisory committee or commission prior to consideration by the planning commission of a use permit application.

<i>Policy Topics</i>	<div>Options</div> <hr/> <div><i>Staff initial suggestions</i></div>	<i>Space for Notes during meeting</i>
Zoning Districts to allow STRs:	<div> Options: <ul style="list-style-type: none"> • Single-Family Residential R-1, R-1-B-1, R-1-B-2, R-1-B-3 • Multi-Family Residential R-2 and R-3 • Mobile Home Park MHP • Mixed-Use C-G, C-VS, C-D, and C-R • Planned Unit Development PUD and PUD-X </div> <hr/> <div> <i>Staff initial suggestions:</i> <i>Allow STRs in all zoning districts where residential use is an allowed use.</i> </div>	

<p>Types of Residential Units where STRs could be allowed:</p>	<p>Options:</p> <ul style="list-style-type: none"> • Single-family homes • Accessory dwelling units (ADU) • Duplexes, triplexes, mobile homes • Multi-family development with four or more dwelling units • Residential units in mixed-use development <hr/> <p>Staff initial suggestions: <i>Housing must be prioritized for residential use; especially more affordable types of housing including mobile homes, duplexes, triplexes, and units in multi-family and mixed-use development. Therefore, staff's recommendation is dependent on the allowances for unhosted STRs. If STRs are allowed to be unhosted for a significant number of nights per year, it is much more likely that these units will no longer be used for residential occupancy. Per ADU ordinance, ADUs are not to be used as STRs unless grandfathered.</i></p>	
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Hosted nights per year:	Options: 0 – Unlimited (365 nights/year) <hr/> <i>Staff initial suggestions:</i> <ul style="list-style-type: none"> • ADUs: 0 nights in ADU (unless grandfathered). • All other units: unlimited 	
Unhosted nights per year:	Options: 0 – Unlimited (365 nights/year) <hr/> <i>Staff initial suggestions:</i> <ul style="list-style-type: none"> • ADUs: 0 nights (unless grandfathered) • All other units: 30 nights <p><i>If the Commission would like to allow more unhosted STR use, staff recommends differentiating between single-family and all other unit types to conserve lower cost housing types for residential use; and/or distinguishing between single-use residential zoning and mixed-use zoning; for example:</i></p> <ul style="list-style-type: none"> • Units in the C-D and C-VS Zoning Districts: 90 or more nights • Single-family: 60 nights • All other units except ADUs: 30 nights 	

Other Regulations	<p>Options:</p> <ul style="list-style-type: none"> • Discretionary Permit • Neighbor notification • TOT and Business License • Require primary residency • On-call management • Insurance • Limit occupancy of STRs • Limit total number of STRs <hr/> <p><i>Staff initial suggestions:</i></p> <ul style="list-style-type: none"> • <i>Do not require Discretionary Permit unless STR operation requires exception to any required regulation (e.g. parking)</i> • <i>Require neighbor notification</i> • <i>Require TOT and Business License</i> • <i>Require proof of primary residency</i> • <i>Require on-call management within 20 minutes</i> • <i>Require proof of insurance</i> • <i>Limit occupancy to two persons per room</i> • <i>Do not limit total number of STRs</i> 	
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Performance Standards	<p>Options:</p> <ul style="list-style-type: none"> • Inspection • Parties • Noise • Trash • Parking <hr/> <p><i>Staff initial suggestions:</i></p> <ul style="list-style-type: none"> • <i>Require inspection to ensure compliance with fire and building codes prior to operation</i> • <i>Prohibit large parties</i> • <i>Require compliance with Noise Ordinance for nighttime outside noise</i> • <i>Require trash, recycling and green waste management</i> • <i>Require one on-site parking space per two rooms; driveway space acceptable</i> 	
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Implementation and Enforcement	<p>Options:</p> <ul style="list-style-type: none"> • Grace period • After-the-fact permitting • Violations <hr/> <p><i>Staff initial suggestions:</i></p> <ul style="list-style-type: none"> • <i>Establish a grace period to allow STRs that have been operating in good standing that become nonconforming time to convert to new regulations. For example, it is anticipated to be needed in cases of unhosted STRs if the City's regulations limit the number of nights per year that unhosted STRs can be rented.</i> • <i>During the grace period, establish process to determine if existing STRs are in conformance with new regulations.</i> • <i>Established defined correction process addressing minor and major violations, repeat violations, fines, revocation and appeals.</i> 	
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