



Planning and Development Department
LONG RANGE PLANNING DIVISION

SHORT-TERM RENTAL PUBLIC WORKSHOP



Introduction

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- Short-term Rentals (STRs) Meeting Purpose
 - ▣ Initiation by Board of Supervisors
 - ▣ Tonight's goals
 - ▣ Staff introductions



Your Voice Matters!

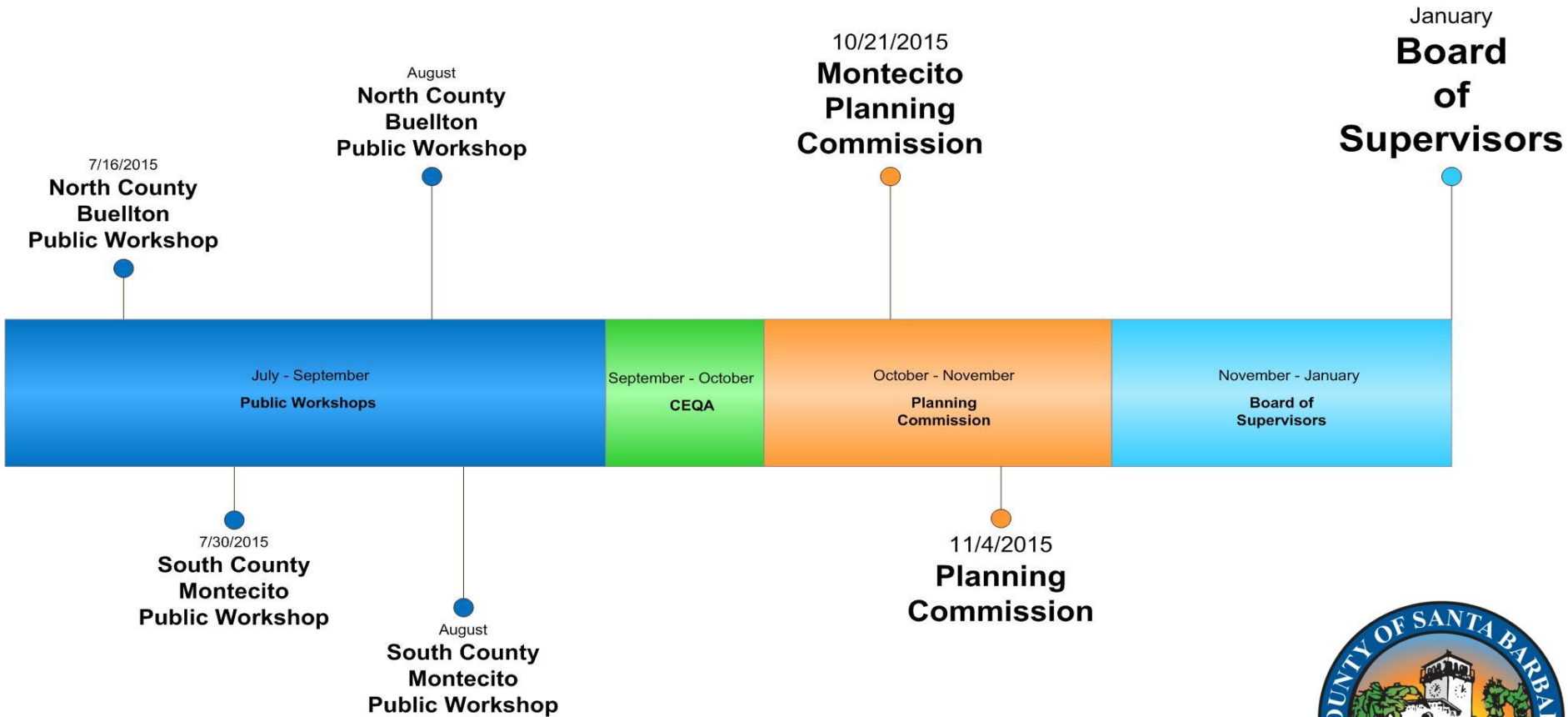
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- Multiple ways to submit your comments
 - Public comment tonight
 - Written comment tonight
 - Email comment to Short-termrentals@countyofsb.org
 - Join our mailing list for updates
 - Email or call staff directly
 - jmetzger@countyofsb.org
 - 805.568.3532



Project Schedule

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Background

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- Currently STRs are not addressed in the County Zoning Ordinance
- The Tax Collector's office collects Transient Occupancy Tax (TOT) on STRs



Existing Uses

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- This process will not change uses already defined in the Zoning Ordinance including:
 - ▣ Agricultural employee housing
 - ▣ Home occupation
 - ▣ Special care home
 - ▣ Guest ranch
 - ▣ Hostel
 - ▣ Bed and breakfast inn



Issues

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- ▣ Creates nuisance issues
 - Noise
 - Parking
 - Traffic
- ▣ Effects community character
- ▣ Establishes commercial uses in residential zones
- ▣ Impacts housing stock
- ▣ Promotes tourism
- ▣ Generates revenue for community
- ▣ Defrays costs of mortgage



Other Jurisdiction Approaches

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□ Create specific regulations

▣ Calaveras County, Humboldt County, Santa Cruz County, City of Petaluma, and City of San Jose

▣ Examples include

- Zoning permit required
- Annual inspections for safety
- Establish on-site parking requirements
- Require that local contact and phone numbers be posted
- Establish fines for violations and a complaint process
- Provide proof of principal residence or contract with property management company
- Limits set on number of STRs by area



Other Jurisdiction Approaches

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- **Limit to certain zones or areas**
 - ▣ City of Carlsbad: Limited to Coastal Zone
 - ▣ City of Hermosa Beach: Limited to Commercial Zone
 - ▣ City of Imperial Beach: Limited to Coastal and Commercial Zones



Other Jurisdiction Approaches

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- **Prohibit completely**
 - Napa County
 - City of Santa Monica
 - City of West Hollywood
 - City of Aliso Viejo
 - City of Carmel
 - City of Coronado
 - City of Manhattan Beach



Other Jurisdiction Approaches

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□ Here locally:

Jurisdiction	Allowed?	Approach to Short-term rentals
City of Goleta	Yes	Property owners must obtain a regulatory license, submit nuisance response plan, post a surety bond of \$1,500, and notice properties in area.
City of Santa Barbara	No	City Council voted to prohibit vacation rentals and forego collection of TOT. Funding for enforcement is being explored.
City of Buellton	Limited zones	City code prohibits vacation rentals in single-family residential zones.
City of Carpinteria	Limited zones	Not permitted in single-family residential zones. Property owner is required to register with the City and obtain a business license.
City of Solvang	Limited zones	Only allowed in tourist related commercial zones with regulations.
City of Santa Maria		Not addressed in local code.

Other Jurisdiction Approaches

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□ Here locally:

Jurisdiction	Allowed?	Approach to Short-term rentals
San Luis Obispo County	Yes	Owners in all areas of the county must apply for a business license. In coastal communities the owner may also need Zoning Clearance, or a Minor Use Permit.
City of Ventura	Yes	Permitted if the owner obtains a permit, business license, surety bond, and creates a nuisance response plan.
Ventura County		Not addressed in local code.
City of Ojai	No	Illegal under current code except with a Conditional-Use permit. In April 2015, the City declared a moratorium on new permits and beginning July 2, the City will enforce penalties for those operating without a permit.
City of San Luis Obispo	No	Ordinance approved January 2015: “Homestays” (owner-occupied) are legal following the owner obtains a “Homestay Permit” and adheres to regulations. “Vacation rentals” are not a permitted use.

Meeting Ground Rules

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- Be respectful and considerate in your comments and interactions.
- Recognize that each person participating is here because they care about our community.
- No personal attacks and no side conversations.
- Make direct and specific comments.
- Provide facts and be careful not to generalize.
- Direct comments to County staff, not each other.
- Be concise in your comments.



Staff Contact

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□ Thank you for your time and input!

□ Staff Planner:

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