



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
  - ▣ Previous meetings
  - ▣ Tonight's goals
  - ▣ Staff introductions



# Your Voice Matters!

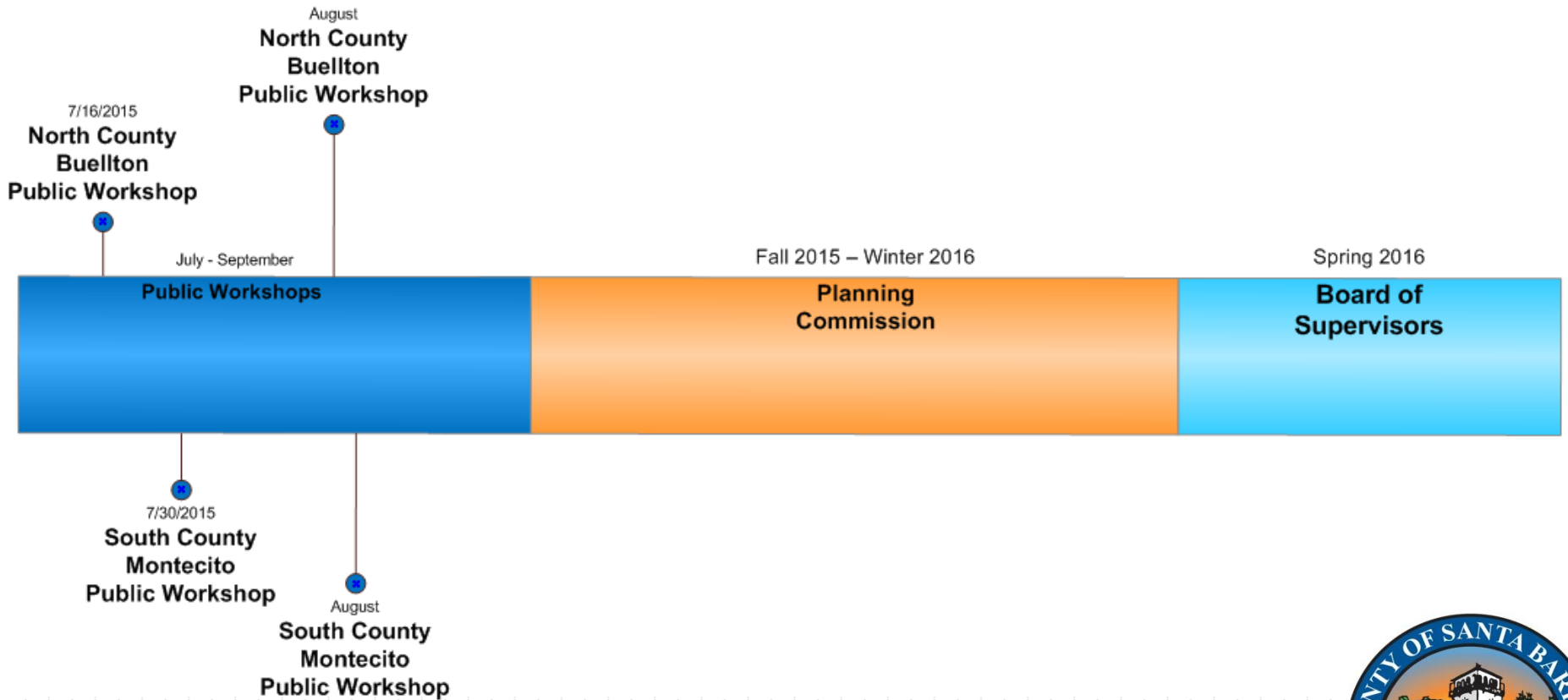
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- Multiple ways to submit your comments
  - ▣ Public workshop tonight
  - ▣ Survey open next week on website
  - ▣ Email comment to [Short-termrentals@countyofsb.org](mailto:Short-termrentals@countyofsb.org)
  - ▣ Future decision maker hearings



# 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
- This TOT certificate does not constitute a Land Use permit in the Zoning code.



# 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 Heard

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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



# Developed Options

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- Path A
  - ▣ Prohibit STRs entirely
  
- Path B
  - ▣ Allow STRs in certain geographic areas or Zones
  - ▣ Only allow Homestays with regulations





# Public Forum

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- Station #1
  - ▣ Exercise
    - Choose the option that is best for you on the use of STRs with your red dot
    - Weigh in on Homestays as a separate use with your orange dot
- Station #2
  - ▣ Exercise
    - Review options for possible zones/geographic areas STRs could be allowed in
    - Yellow dot- 1<sup>st</sup> choice, Green dot, 2<sup>nd</sup> choice, & Blue dot 3<sup>rd</sup> choice
    - Write in other ideas you have, use push-pins on map
- Station #3
  - ▣ Exercise
    - Review options for possible regulations
    - Write in other ideas you have



# Staff Contact

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□ Thank you for your time and input!

□ Staff Planner:

Jessica Metzger

[jmetzger@countyofsb.org](mailto:jmetzger@countyofsb.org)

[Short-termrentals@countyofsb.org](mailto:Short-termrentals@countyofsb.org)

805-568-3532

