

TABLE OF POLICY OPTIONS

1. Administration of the program

Objective: Streamline administration and efficacy of the program

POLICY OPTIONS	PROS	CONS
<p>Permitting Mechanism</p> <ul style="list-style-type: none"> Shift from Zoning Permit to Business License 	<ul style="list-style-type: none"> License would be easier to measure and enforce Can be expanded to Coastal Zone now (Zoning Permit not supported by Coastal Commission unless through Local Coastal Program update) Revocation of license would not be subject to Article 92 Business License program could be expanded to use beyond rentals 	<ul style="list-style-type: none"> Requires creation of County Business License program and additional staff to administer
<p>Track complaints and responses</p> <ul style="list-style-type: none"> Create automated complaint reporting website Post permit number and complaint hot line number in a prominent location. Require that all guests be provided with a rule book explaining regulations and their responsibilities to be good neighbors 	<ul style="list-style-type: none"> Better tracking of problems and responses Increases accountability Increases transparency Eliminate Sheriff as first contact Address “party advertising” issues and give public tools to verify number of bedrooms/guests without the need to consult the ordinance 	<ul style="list-style-type: none"> May lead to revocation or non-renewal of permits with repeated complaints or failure to report May lead to disqualification of property manager

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2. Regulation of vacation rentals

Objective: Address commercialization of residential neighborhoods

POLICY OPTIONS	PROS	CONS
<p>Limiting vacation rentals</p> <ul style="list-style-type: none"> • Limiting the number of days that a home can be rented as a short-term vacation rental (e.g. can only be rented out 50% of the year) • Adopting a separation criteria between vacation rentals (e.g. 500-1,000 feet) • Implementing a cap on number of vacation rentals based on a number of strategies <ul style="list-style-type: none"> ○ By areas of concentration (e.g. Urban Service Area, Supervisorial District, etc...) ○ A countywide cap similar to the initial urgency ordinance cap of 1900 	<ul style="list-style-type: none"> • Limits conversion of <u>housing</u> stock • Existing permitted uses can continue • May allow for tailoring of solutions to specific areas 	<ul style="list-style-type: none"> • Primarily benefits existing permit holders • May be difficult to administer • Artificial cap

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<p>Maintain and evaluate the existing Exclusion Overlay Zones (X-Zone)</p>	<ul style="list-style-type: none"> • Flexible to limit only in certain areas where vacation rentals not desired • Can apply to areas with CCR’s prohibiting vacation rentals • Easily understood and available through zoning • Determine effect of exclusionary zones • Better understanding of effect on neighboring communities • Inform decision on expansion or termination of “X” zones 	<ul style="list-style-type: none"> • Requires notice and hearings before Planning Commission and Board of Supervisors • Not all owners affected may agree • Separate action needed • Expensive (≈ \$10,000 processing) • Additional time to review impacts
<p>Continue to limit in Fire Exclusionary Zones</p>	<ul style="list-style-type: none"> • Public safety issue 	<ul style="list-style-type: none"> • Limits homeowner options

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