

# Short-Term Rental (STR) Update



March 9, 2020  
Development Services

# Background

- June 2019: STR Ordinance adopted
- October 2019: STR Ordinance certified by Coastal Commission
- November 2019: STR applications accepted
- Full-time STR Code Enforcement Officer hired
- STR interdepartmental team
- [STR website](#)

# Current Regulations

- Annual STR Permit (\$250) required unless:
  - Hosted Unit; or
  - Gated HOA with 50 or more units with 24-hour onsite manager and/or security and onsite parking
- Property inspection (\$119)
  - Fire Department
  - Code Enforcement
- STRs prohibited:
  - Manufactured Home
  - Non-conforming panhandle lot
  - Accessory Dwelling Units (ADUs)

# Current Regulations

- Max occupancy
  - 2 people/room, plus 2 per unit
- Daytime guests
  - Allowed between 7am-10pm
  - Maximum 10 people
- On-Site Notice Sign
  - Displayed on exterior of unit
  - 24-hour contact information
- Parking
  - All garage, driveway, and on-site designated parking must be made available for vehicle parking

# Review Process

- STRs
  - STR and TOT application received and processed by the Finance Department
  - Planning, Fire, and Code Enforcement review
  - Property Inspection
- Exempt STRs (Hosted, HOA)
  - TOT application received and processed by the Finance Department
  - Planning review
  - Affidavit of Primary Residence submitted for hosted units

# Number of STRs

STR Permit Applications	
Approved	45
Denied	10
Under Review	354
Closed Account	6
<b>Total STR Applications</b>	<b>415</b>

Exempt STRs	
North Coast Village	301
St. Malo	9
Hosted	35
<b>Total Exempt STRs</b>	<b>345</b>

# STRs per Zoning District

Zoning District	% of STRs	# STRs
Downtown District 5 (D-5)	40%	304
Residential Tourist (RT)	14%	106
Single Family Residential (RS)	13%	98
Residential Estate B (RE-B)	6%	46
Medium Density Residential- Coastal (R-3)	5%	38
Single Family Residential- Coastal (R1)	4%	30
Other Zoning District	18%	138
<b>Total</b>	<b>100%</b>	<b>760</b>

# STR Website



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