

**TABLE OF POLICY OPTIONS**

**1. Administration of the program**

**Objective: Streamline administration and efficacy of the program**

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

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2. Regulation of vacation rentals

Objective: Address commercialization of residential neighborhoods

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

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

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