

Commission LCP Actions on Short-Term Rentals (*through May 2019*)



The table below lists the LCP actions taken by the Commission on Short-Term Rentals (STRs) and identifies the general regulatory approach and key regulatory parameters of the Local Coastal Program Amendment (LCPA). This table is intended to provide some background information on STR ordinances that have been considered by the Commission and does not provide a comprehensive view of all of the regulatory parameters that may apply in each case. Please use the links to the related Commission staff report and local government ordinance, where available, for additional details.

Note that the checked categories reflect the LCPA **as approved by the Commission**, which includes any suggested modifications that may have been required. LCPAs that were approved as submitted, or denied, are summarized as originally proposed by the local government. The actions in the table are listed by most recent action year. Time extensions for STR-related LCPAs are not included. See the table legend at the end of the table for an explanation of column categories.

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
2018	City of Pacifica LCP-2-PAC-18-0075-2 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential* <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> <i>Silent on whether STRs would be allowed in approved SFRs or multi-family residences in other zones in addition to residential zones.</i>	<ul style="list-style-type: none"> ▪ SFRs ▪ Multi-Family Residential Unit 	Any location not approved for use as a permanent dwelling unit including: <ul style="list-style-type: none"> ▪ ADUs ▪ Vehicles ▪ Trailers ▪ Tents ▪ Storage Sheds ▪ Garages 	<ul style="list-style-type: none"> ▪ Maximum use of 30 consecutive days per individual stay 	<ul style="list-style-type: none"> ▪ <i>Not Specified</i> 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/12/2018
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i> <i>The definition of STR allows for rental of a "portion" of a dwelling unit; however, no specific regulations are provided for owner-occupied STRs.</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Ventura	LCP-4-VNT-18-0058-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Commercial	<ul style="list-style-type: none"> SFRs 	<ul style="list-style-type: none"> ADUs Farmworker Housing Affordable Housing 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay 	<ul style="list-style-type: none"> Maximum of 10 overnight guests 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 10/10/2018
		Owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Commercial	<ul style="list-style-type: none"> Individual Bedrooms in SFRs 	<ul style="list-style-type: none"> ADUs Farmworker Housing Affordable Housing 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay 	<ul style="list-style-type: none"> Maximum of 5 overnight guests 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> Not Applicable / None		
City of Pismo Beach	LCP-3-PSB-18-0051-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> Not Applicable <i>Ordinance does not address whether STRs are prohibited in other zones</i>	<ul style="list-style-type: none"> SFRs ADUs 	<ul style="list-style-type: none"> Not Specified 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay No limit on frequency of STR rentals (as long as the owner lives on the property for 183 days or more in a calendar year) 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom plus two additional people Number of visitors shall not exceed number equal to allowable occupancy 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 8/10/2018
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> Not Applicable <i>Ordinance does not address whether homestays are prohibited in other zones</i>	<ul style="list-style-type: none"> SFRs (given property owner lives on-site or in ADU) Individual Bedrooms in SFRs ADUs 	<ul style="list-style-type: none"> Not Specified 	<ul style="list-style-type: none"> None (given property owner lives on-site) 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom plus two additional people Number of visitors shall not exceed number equal to allowable occupancy 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		<i>This LCPA is a second try at regulating STRs under the City's LCP, as STRs have not been explicitly regulated but generally allowed in the Downtown Core and other commercially-zoned areas. The City was denied a 2011 LCPA to regulate STRs (see below).</i>

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Cruz	3-SCO-18-0032-2-Part B Link to Ordinance	Non-owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/6/2018 <i>This is the fourth LCPA of the County's four LCPAs that were approved by the Commission. This LCPA adds owner-occupied (hosted STRs) to the County's existing STR regulations. See County's 2011, 2015, and 2016 LCPAs (below).</i>
County of Santa Cruz	LCP-6-DMR-17-0083-3 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ SFRs ▪ Multi-Family Residential Unit	▪ <i>Not Specified</i>	▪ Minimum Number of 3 days required per individual stay and no more than 30 consecutive days ▪ Total of 100 days for maximum STR use per calendar year	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/7/2018 <i>Approval included two suggested modifications: the first modified the City's proposal to require a 7-day minimum stay for STRs and homeshares to a 3-day minimum to allow for greater accessibility of STRs given a lower length of individual stay; the second modified the City's proposed 28-day maximum to a 100-day maximum (through an amending motion).</i>
City of Del Mar	LCP-6-DMR-17-0083-3 Link to Ordinance	Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Individual Bedrooms in SFRs and Multi-Family Residential Unit	▪ <i>Not Specified</i>	▪ Minimum Number of 3 days required per individual stay and no more than 30 consecutive days ▪ Total of 100 days for maximum STR use	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/7/2018 <i>Approval included two suggested modifications: the first modified the City's proposal to require a 7-day minimum stay for STRs and homeshares to a 3-day minimum to allow for greater accessibility of STRs given a lower length of individual stay; the second modified the City's proposed 28-day maximum to a 100-day maximum (through an amending motion).</i>	

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Barbara	LCP-4-STB-17-0086-3 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Residential <i>LCPA prohibits non-owner-occupied STRs in all residential zones, but allows for non-owner-occupied STRs in the Miramar Beach residential neighborhood only through a STR Coastal Historic Overlay.</i>	<ul style="list-style-type: none"> STRs shall only be allowed in legal dwelling units and only one dwelling shall be used as an STR on any lot. 	<ul style="list-style-type: none"> Guest House, artist studios, cabanas and other spaces for temporary occupation Affordable Housing Farmworker and Agricultural Employee housing Any structure or space not for legal dwelling (tents, trailers, yurts) 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom (excluding children under three years of age) plus two times the number of occupants 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i> <i>No cap applies to non-owner-occupied STRs since they are only allowed in certain commercial and special purpose zones.</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management and Complaint Response Program <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 5/10/2018 <i>This LCPA was denied in part because of the impacts that the STR ban in residential zones would have on the existing stock of visitor-serving accommodations in the County's coastal zone.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>LCPA also allows for owner-occupied STRs ("Homestays") in the Miramar Beach residential neighborhood through a STR Coastal Historic Overlay.</i>	<ul style="list-style-type: none"> Homestays shall only be allowed in up to 3 bedrooms of a legal dwelling unit. 	<ul style="list-style-type: none"> Guest House, artist studios, cabanas and other spaces for temporary occupation Affordable Housing Farmworker and Agricultural Employee housing Any structure or space not for legal dwelling (tents, trailers, yurts) 	<ul style="list-style-type: none"> No more than 30 consecutive days per individual stay, with owner or long-term tenant residing on the premises 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per hosted bedroom (minors not counted toward maximum occupancy) plus two times the number of occupants 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>Property owners shall not possess more than one homestay permit at any given time, regardless of the number of properties a property owner owns.</i>		

2017

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Santa Cruz	LCP-3-STC-17-0073-2-Part B Link to Ordinance	Non-owner-occupied: <input type="checkbox"/> Allows <input checked="" type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>No NEW non-hosted STRs allowed; only existing, legal non-hosted STRs are allowed.</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> A building or portion of a building including one or more rooms which is/are designed for residential use by a single family	<input checked="" type="checkbox"/> ADUs	<input checked="" type="checkbox"/> Maximum use of 30 days per individual stay	<input checked="" type="checkbox"/> Maximum overnight occupancy of two people per bedroom, plus two additional persons	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/11/2018
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> A building or portion of a building including one or more rooms which is/are designed for residential use by a single family	<input checked="" type="checkbox"/> ADUs	<input checked="" type="checkbox"/> Maximum use of 30 days per individual stay	<input checked="" type="checkbox"/> Maximum overnight occupancy of two people per bedroom, plus two additional persons	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
City of Laguna Beach	LCP-5-LGB-16-0055-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> A room, or suite of rooms with a single kitchen used for residential use and occupancy of one family, including an SFR, apartment or other leased premises, residential condominium, or other residential real estate	<input checked="" type="checkbox"/> Individual guest rooms in a hotel, motel or similar transient lodging establishment operated by an innkeeper	<input checked="" type="checkbox"/> Maximum use of 30 consecutive days or less per individual stay	<input checked="" type="checkbox"/> Maximum overnight occupancy of two people per bedroom, plus two daytime visitors per bedroom	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/14/2017 <i>Suggested modifications eliminated the City's proposed ban on new STRs in residential zones.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> A room, or suite of rooms with a single kitchen used for residential use and occupancy of one family, including an SFR, apartment or other leased premises, residential condominium, or other residential real estate	<input checked="" type="checkbox"/> Individual guest rooms in a hotel, motel or similar transient lodging establishment operated by an innkeeper	<input checked="" type="checkbox"/> Maximum use of 30 consecutive days or less per individual stay	<input checked="" type="checkbox"/> Maximum overnight occupancy of two people per bedroom, plus two daytime visitors per bedroom	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of San Mateo	LCP-2-SMC-17-0051-2 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> ▪ Single-family residential structures ▪ Multi-family residential structures 	▪ <i>Not specified</i>	<ul style="list-style-type: none"> ▪ Maximum use of 30 consecutive days or less per individual stay. ▪ Total of 180 days per calendar year for use as an STR 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/13/2017
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> ▪ Single-family residential structures ▪ Multi-family residential structures 	▪ <i>Not specified</i>	<ul style="list-style-type: none"> ▪ Maximum use of 30 consecutive days or less per individual stay. ▪ Total of 180 days per calendar year for use as an STR 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
City of Eureka	LCP-1-EUR-16-0046-2 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	<ul style="list-style-type: none"> ▪ Principal dwelling units (e.g., SFRs) or legally established secondary dwelling units ▪ In residential zones, no more than 75% of the total number of dwelling units on a property may be permitted as STRs, unless a Unit Increase Permit is obtained 	▪ <i>Not specified</i>	<ul style="list-style-type: none"> ▪ Maximum use of 30 consecutive days or less per individual stay 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>The total number of STRs on a property maybe allowed an increased with the approval of a Vacation Dwelling Unit – Unit Increase Permit.</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 11/8/2017 <i>Suggested modifications addressed the potential for adverse impacts to coastal resources, including clarifying that the Good Guest Guides provided in STRs promote the availability of off-street parking near the waterfront to address public access concerns. A second suggested modification added a provision to clarify that any change to a STR use that would result in a change in the density or intensity of use of land would require a CDP.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Trinidad	LCP-1-TRN-16-0065-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Legally established residences by tourists for dwelling, lodging, or sleeping purposes, which by definition, comprises a residential use	▪ <i>Not specified</i>	▪ Up to 29 consecutive days for all types of STRs (below) ▪ Minimum use of 60 days per year (called a <i>Full-time STR</i>) ▪ Maximum use of 59 days per year and must be located in owner's primary residence (called a <i>Resident STR</i>)	▪ Maximum overnight occupancy of two people per bedroom, plus two people	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/8/2017 <i>This LCPA amended the certified IP to delete the City's 2015 Vacation Dwelling Unit LCPA (see below) and added new STR regulations as described here.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Rental of up to one bedroom in a primary residence with the requirement that the homeowner be present on site during nighttime hours	▪ <i>Not specified</i>	▪ Up to 29 consecutive days per year, but may be rented for longer given that rental is not for more than 29 consecutive days	▪ Maximum overnight occupancy of two people per bedroom, plus two people	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
County of Mendocino	LCP-1-MEN-14-0840-1 Link to Ordinance	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits → <i>Prohibits new non-owner-occupied STRs in residential zones</i>	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Residential	▪ A dwelling unit that is the only use on the property and which may be rented short term for transient occupancy	▪ <i>Not specified</i>	▪ Maximum use of 29 days or less per individual stay	▪ <i>Not specified</i>	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 6/8/2017 <i>Suggested modifications clarified that a CDP is required for the creation of STRs.</i>
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ An attached or detached room or structure which is operated, in conjunction with a residential use or commercial use, as a short term rental for transient occupancy	▪ <i>Not specified</i>	▪ <i>Not specified</i>	▪ <i>Not specified</i>	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		

2016

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Cruz	LCP-3-16-0052-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>STRs allowed in all zoning districts that allow residential use</i>	<ul style="list-style-type: none"> ▪ SFRs ▪ Unit in a duplex or triplex (including condominium and townhouse units) 	<ul style="list-style-type: none"> ▪ Habitable and non-habitable accessory structures ▪ ADUs ▪ Affordable Housing Units ▪ Apartment units ▪ Manufactured home in mobile home park 	<ul style="list-style-type: none"> ▪ Maximum use of 30 days or less per individual stay. 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom, plus two additional persons (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/9/2016 <i>This is the third of the County's four LCPAs that were approved by the Commission. This LCPA modifies the existing ordinance through language and minor operational updates as well as extend regulations governing STRs in the Davenport-Swanson Road Designated Area. See County's 2011 and 2015 LCPAs (below), and the 2018 LCPA (above). The suggested modifications were developed in consultation with the County and were procedural in nature (e.g., modifying the IP to expressly state that ADUs are ineligible for STR use).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Carpinteria	LCP-4-CPN-16-0024-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Residential Units means a building or portion thereof designed for or occupied in whole or in part, as a home, residency, or sleeping place, either permanently or temporarily, and containing not more than one kitchen per residential unit	▪ Tents ▪ Yurts ▪ RVs ▪ Hotel ▪ Boarding house ▪ Lodging house ▪ Motel	▪ Maximum use of 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of two people per unit, plus two occupants per bedroom	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/8/2016
		Owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Rental of up to four bedrooms in a primary residence with the requirement that the homeowner be present on site during nighttime hours	▪ Tents ▪ Yurts ▪ RVs	▪ Maximum use of 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of no more than four home stay guests per home stay	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
City of Dana Point	LCP-5-DPT-MAJ-14-0105-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Allowed in all zoning districts where residential uses are allowed</i>	▪ SFRs ▪ Condominiums ▪ Duplexes ▪ Triplexes ▪ Townhomes ▪ Multi-family dwellings	▪ <i>Not Specified</i>	▪ At least two consecutive nights, but no more than 30 consecutive calendar days per individual stay	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/14/2016 <i>Suggested modifications clarified that the STR ordinance would apply to all areas of the City, which is governed by two separate LCP documents, and that any change to the STR ordinance to limit or prohibit STRs would require an LCPA, whereas changes that do not limit or prohibit STRs may not require a LCPA.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i> <i>The definition of STR allows for rental of a "portion" of a dwelling unit; however, no specific regulations for owner-occupied STRs are provided.</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2015

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of Santa Cruz	LCP-3-SCO-15-0008-1 Part A	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Allowed in all the zoning districts where residential uses are allowed</i>	<ul style="list-style-type: none"> ▪ SFRs ▪ Condominiums ▪ Duplexes ▪ Triplexes ▪ Townhomes 	<ul style="list-style-type: none"> ▪ Apartments ▪ Manufactured homes in a mobile home park 	<ul style="list-style-type: none"> ▪ No more than 30 days per individual stay. 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom plus two additional people (children under twelve are not counted toward maximum occupancy) 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 5/14/2015 <i>This is the second of the County's four LCPAs that were approved by the Commission. This LCPA modifies the existing ordinance to clarify and enhance regulations as well as extend regulations governing STRs in the Live Oak Designated Area. See County's 2011 LCPA (below), and 2016 and 2018 LCPAs (above).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
City of Trinidad	LCP-1-TRN-14-0846-1	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	<ul style="list-style-type: none"> ▪ SFRs ▪ Multi-Family Residences ▪ ADUs 	<ul style="list-style-type: none"> ▪ <i>Not Specified</i> 	<ul style="list-style-type: none"> ▪ No more than 30 consecutive calendar days per individual stay. 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom plus two additional people ▪ In Suburban Residential Zone, up to two additional occupants allowed based on size of Vacation Dwelling Unit 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 3/11/2015 <i>See City's 2017 LCPA (above) for updated STR ordinance, which deleted this ordinance in its entirety</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<ul style="list-style-type: none"> ▪ <i>Not Applicable</i> 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
2013 County of San Luis Obispo	SLO-1-12	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other	▪ Residential Structures, with some constraints based on geographic area (e.g., Cambria, Cayucos, Avila Beach)	▪ <i>Not Specified</i>	▪ Less than 30 consecutive days per individual stay ▪ Rental of a residence shall not exceed four individual tenancies per calendar month	▪ Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>Cap pertains to a limit of four individual tenancies at one residence per calendar month.</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 11/13/2013 <i>This LCPA is an update to the City's 2003 LCPA (see below) to refine the ordinance to limit STR use in saturated areas and update operational standards, as well as extending specific STR regulations to the Avila Beach community.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
2012 City of Solana Beach	Solana Beach Land Use Plan (No number given)	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Any portion of a building in a residential district, regardless of building size, including: ▪ Multi-family buildings ▪ Duplexes ▪ SFRs	▪ <i>Not Specified</i>	▪ 7 to 30 consecutive days per individual stay	▪ <i>Not Specified</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 3/7/2012 <i>The Commission's approval allowed the City to keep the proposed 7-day minimum of consecutive days (despite Staff's recommendation to reduce it to 1-day), as well as to keep their proposal to prohibit STRs of less than 7 days in all residential zones (instead of Staff's recommendation to remove this provision).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2011

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Pismo Beach	LCP PSB-1-10 Part 2	<input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial (Hotel-Motel zone) <input checked="" type="checkbox"/> Other (Visitor-serving and Resort Residential zones)	<ul style="list-style-type: none"> ▪ Unclear (the proposed definition of STR states: "Any structure, as defined in the building code adopted in Section 15.04.010 of this code, which exists, is constructed, or which is maintained or used upon any premises for the purpose of transient lodging, which consists of four or fewer separate transient rental units") 	<ul style="list-style-type: none"> ▪ Unclear 	<ul style="list-style-type: none"> ▪ Not Specified 	<ul style="list-style-type: none"> ▪ Not Specified 	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None	<input type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT <i>The operational provisions were unclear. This ordinance was denied by the Commission – see City's 2018 LCP (above) for approved STR ordinance and operational provisions.</i>	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 12/8/2011 <i>This LCPA was denied for being overly restrictive by prohibiting STR use in all residential areas, which make up a large portion of the City's coastal zone, as prohibiting STR use in these areas would limit the availability of alternative coastal lodging near the shoreline. See City's 2018 LCPA (above) for approved STR ordinance.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> Not Applicable	<ul style="list-style-type: none"> ▪ Not Applicable 	<ul style="list-style-type: none"> ▪ Not Applicable 	<ul style="list-style-type: none"> ▪ Not Applicable 	<ul style="list-style-type: none"> ▪ Not Applicable 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		
County of Santa Cruz	SCO-1-11 Part 3	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Allowed in all zones that allow residential uses</i>	<ul style="list-style-type: none"> ▪ SFRs ▪ Duplexes ▪ Triplexes ▪ Condominium ▪ Townhouse Unit 	<ul style="list-style-type: none"> ▪ Apartments or manufactured homes in a mobile home park 	<ul style="list-style-type: none"> ▪ Not more than 30 days per individual stay 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two people per bedroom plus two additional people (children under twelve are not counted toward maximum occupancy) 	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 7/12/2011 <i>This is the first of the County's four LCPAs that were approved by the Commission. This LCPA defines STRs and regulates them as PPU's in residential areas. See County's 2015, 2016, and 2018 LCPAs (above).</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> Not Applicable	<ul style="list-style-type: none"> ▪ Not Applicable 	<ul style="list-style-type: none"> ▪ Not Applicable 	<ul style="list-style-type: none"> ▪ Not Applicable 	<ul style="list-style-type: none"> ▪ Not Applicable 	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
2006 City of Encinitas	ENC-MAJ-1-06	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Any structure or any portion of any structure in a residential zoning district, including: ▪ SFRs ▪ Condominiums ▪ Duplexes ▪ Townhomes ▪ Multi-family Dwellings	▪ <i>Not Specified</i>	▪ 30 consecutive days or less per individual stay	▪ Maximum overnight occupancy of two people per bedroom plus one additional person per dwelling	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 11/14/2006 <i>Note: City did not accept suggested modifications and LCPA expired.</i> <i>Suggested modification created a STR Overlay Zone where new STRs would be allowed within all residential zones west of Highway 101, which is the high-intensity coastal visitor-serving area, while east of Highway 101 all STRs except legal nonconforming STRs would be prohibited.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
2005 County of Humboldt	No. HUM-MAJ-1-98-C	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <i>Within Shelter Cove community only</i> <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ SFRs ▪ Duplexes	▪ Hotels and Motels ▪ Rooming and boarding houses	▪ <i>Not Specified</i>	▪ Number of occupants shall not exceed 10 persons	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 9/14/2005 <i>Suggested modification required that STR use would be principally permitted only upon issuance of a Special Permit subject to compliance with certain performance standards set forth in the IP, including requiring the STR owners/ operators to provide evidence that adequate water and sewer service capacity exists to accommodate the STR use.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		

2004

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
City of Imperial Beach	DPT-MAJ-1-03	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>A limited number of existing STRs in the high density residential zone would be allowed to exist until 2007.</i>	<i>In the Commercial (C-1, C-2) zoning districts:</i> ▪ Residential dwelling units above the first floor <i>In the Mixed Use Overlay (MU-2) zoning district:</i> ▪ Residential dwelling units at a ratio of 1 unit for every 1500 sq. ft. of lot area <i>In the High Density Residential zone until 2007:</i> ▪ SFRs ▪ Duplexes, apartments, condominiums, townhomes	▪ <i>Not Specified</i>	▪ Less than 30 consecutive calendar days per individual stay	▪ <i>Not Specified</i>	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/19/2004 <i>This LCPA is an update to the City's 2002 LCPA (see below) that was denied by the Commission for being excessively restrictive and discouraging towards tourist-related uses and visitor accommodations.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	▪ <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	

2003

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
County of San Luis Obispo	No. 1-01 Part A	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<input type="checkbox"/> Use of existing residence, or new residential structures, with additional requirements based on geographic area (i.e., Cambria and Cayucos urban reserve line)	<input type="checkbox"/> <i>Not Specified</i>	<input type="checkbox"/> Less than 30 consecutive days per individual stay <input type="checkbox"/> Rental shall not exceed one individual tenancy within seven consecutive calendar days; <input type="checkbox"/> This definition does not include the one time rental of a residence for 14 consecutive days or less in any calendar year	<input type="checkbox"/> Maximum overnight occupancy of two people per bedroom plus two additional people	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i> <i>Cap pertains to a limit of one individual tenancy per seven consecutive days at one individual residence</i>	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 4/11/2003 <i>See City's 2013 LCPA for updated STR ordinance to limit STR use in saturated areas, update operational standards, and extend specific STR regulations to the Avila Beach community.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>	<input type="checkbox"/> <i>Not Applicable</i>

Local Government	LCP# and Links	How LCPA Addresses STRs?	In Which Types of Zone(s)?	Eligible Structures for STR Use?	Ineligible Structures for STR Use?	Limits on Duration of Stay?	Occupancy Limits?	STR Caps?	Other Operational Standards?	Commission Action
2002 City of Imperial Beach	IMB-MAJ-1-02-A	Non-owner-occupied: <input checked="" type="checkbox"/> Allows → <input checked="" type="checkbox"/> Prohibits →	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Residential <i>Note: A limited number of existing, STRs in the high density residential zone would be allowed to exist until 2007</i>	▪ Any Dwelling Unit, except those dwelling units lawfully established as part of a bed and breakfast inn, motel, hotel, timeshare development, or other transient use	▪ Bed and breakfast inn ▪ Motel ▪ Hotel ▪ Timeshare development ▪ Other transient use	▪ Less than 30 consecutive days per individual stay	▪ One person per 200 square feet, plus one person	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 9/9/2002 <i>This LCPA was denied for being excessively restrictive and discouraging towards tourist-related uses and visitor accommodations. See City's 2004 LCPA (above) for resubmitted and approved STR ordinance.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		
1992 City of Capitola	CAP-MAJ-2-92 (No Link Available)	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>Transient rental use allowed in Transient Rental Use Overlay District only</i>	<i>Transient rental use allowed in Transient Rental Use Overlay District, which includes R-1 or R-M districts, which comprise of:</i> ▪ SFRs ▪ Multi-family Dwellings	▪ ADUs	▪ Less than 30 consecutive calendar days per individual stay	▪ Not Specified	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input checked="" type="checkbox"/> Property Management <input checked="" type="checkbox"/> Enforcement Program <input checked="" type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/10/1992 <i>Suggested modifications did not pertain to the STR provisions of the LCPA, so the STR provisions were approved as submitted.</i>
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input checked="" type="checkbox"/> Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	▪ Not Applicable	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		

TABLE LEGEND

- **Local Government:** The City or County undertaking the LCP action before the Commission.
- **LCP # and Links:** The LCP Amendment (LCPA) number and link to the Commission staff report. Where *Link to Ordinance* is available, the link takes you directly to the separate, Commission staff report exhibit containing the proposed ordinance.
- **How LCPA Addresses STRs:** Whether the LCPA allows or prohibits non-owner-occupied short-term rentals (e.g., rental of entire residence, where owner is not present on-site) and/or owner-occupied short-term rentals (e.g., home stays and home shares, where owner is present on-site). Note that the checked categories reflect the LCPA as approved by the Commission (e.g., an LCPA that proposes complete prohibition but is modified by the Commission to partial allowance would show *allows* STRs). Where *Not Applicable* is checked for either non-owner-occupied or owner-occupied STRs, the LCPA either clearly distinguished which STR type(s) (owner-occupied and/or non-owner-occupied) was being regulated, or remained silent on one of the STR types being regulated. (For example, the ordinance may have clearly regulated rental of an entire residence as an STR, which is non-owner-occupied, but then did not clearly address other rental aspects such as partial rental of a residence, owner-occupied rental of a residence, etc.)
- **In Which Types of Zone(s):** The relevant category in which the allowance or prohibition of STRs applies. Note that these categories are broad and may reflect allowance or prohibition in only a portion of the checked category (e.g., only in the coastal zone of a particular zone, in certain residential zones but not others, etc.).
- **Eligible Structures for STR Use:** The structures where STRs are allowed, if specified in the LCPA.
- **Ineligible Structures for STR Use:** The structures where STRs are prohibited, if specified in the LCPA.
- **Limits on Duration of Stay:** The restrictions on durations of individual stays and/or total stays per year, if specified in the LCPA.
- **Occupancy Limits:** The restrictions on occupancy for individual stays, if specified in the LCPA.
- **STR Caps:** Whether the LCPA includes a cap on the number of STRs allowed, including by Local Jurisdiction (e.g., a cap on the total number of STRs allowed within the local government's jurisdiction) and by Permittee or Parcel (e.g., a cap on the total number of STRs allowed per person legally operating the STR, or by parcel).
- **Other Operational Standards:** Additional operational standards that were included in the adopted LCPA, including:
 - **Parking Requirements:** Does the LCPA include any parking standards specific to STRs?
 - **Noise Restrictions:** Does the LCPA include any noise restrictions specific to STRs?
 - **Property Management:** Does the LCPA include requirements for property management, such as the presence of on-site or proximate management, a complaint response program, providing a good neighbor policy and/or list of rules for renters, notifying nearby neighbors of STR use, etc.?
 - **Enforcement Program:** Does the LCPA include provisions for reporting complaints to the local government, or for violations to lead to penalizations, such as loss of permit for STR operation?
 - **Payment of TOT:** Does the LCPA require payment of transient occupancy taxes as part of the permitting or renting process?
- **Commission Action:** Results of the Commission action on the proposed LCPA.

Acronyms

- **ADU = Accessory Dwelling Unit**
- **OS = Open Space**
- **SFR = Single-Family Residence**
- **STR = Short-Term Rental**