

Commission LCP Actions on Short-Term Rentals (*through March 2026*)



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 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.

2026

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 Ventura	LCP-4-SBV-25-0043-1 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 type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> ▪ SFRs ▪ MFRs 	<ul style="list-style-type: none"> ▪ Affordable housing units ▪ ADUs and JADUs ▪ Mobile homes ▪ Farmworker housing ▪ A dwelling on property fully or partially owned by a corporation, partnership, LLC, or other legal entity not owned by a natural person <ul style="list-style-type: none"> - Space in a yard, on a balcony, or in a driveway - Recreational vehicles 	<ul style="list-style-type: none"> ▪ 2-night minimum required per individual stay and no more than 30 consecutive days 	<ul style="list-style-type: none"> ▪ Maximum overnight occupancy of two persons plus two persons per bedroom available to occupants 	<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> <ul style="list-style-type: none"> ▪ establishes neighborhood-specific caps and density limits on non-owner-occupied STRs for the City's six neighborhood zones, to protect and preserve neighborhood character. 	<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: 3/11/2026

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
		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	Same as above.	Same as above.	Same as above.	<ul style="list-style-type: none"> Maximum overnight occupancy of two persons 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>		
City of Del Mar	LCP-6-DMR-24-0048-2 Link to Ordinance <i>Amends City of Del Mar IP to include STR regulations. Prior regulations were approved by the CCC with suggested modifications in 2018, but never accepted by the City and thus not certified.</i>	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	<ul style="list-style-type: none"> SFRs Multi-Family Residential Unit Apartment buildings located within commercial zones Condominiums ADU within commercial zones, where the ADU is a primary residence 	<ul style="list-style-type: none"> Apartment buildings located within residential zones Affordable housing units ADUs in residential zones Non-dwelling units such as garages or vehicles, treehouses, tents, and other temporary structures. Any zone designated neither residential nor commercial 	<ul style="list-style-type: none"> 3 night minimum required per individual stay and no more than 30 consecutive days 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom plus two additional people per dwelling unit 	<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> <ul style="list-style-type: none"> establishes an overall citywide cap on STRs that is broken down into caps for specific neighborhoods. 	<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: 2/5/2026
		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	Same as above.	Same as above.	Same as above.	Same as above.	Same as above.	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input checked="" type="checkbox"/> Cap on # of owner-occupied STRs	

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
								allowed by Permittee / Parcel <input type="checkbox"/> Not Applicable / None		
City of Encinitas	LCP-6-ENC-23-0041-1 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 type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> Not Applicable	•SFR •Two-family residential units (Duplexes)	•ADUs •Multi-family units	•Minimum 2 consecutive night stay	-Not specified	<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 • Establishes minimum 200 ft radius distance between non-owner-occupied STR units	<input checked="" type="checkbox"/> Parking Requirements <input checked="" type="checkbox"/> Noise Restrictions <input 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: 2/5/2026 The Commission modified the staff recommendation at the public hearing to change the minimum stay for non-owner-occupied STRs from 3 nights to 2 nights.
		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 <input type="checkbox"/> Not Applicable	•SFR •Two-family residential units (Duplexes)	•ADU •Multi-family units	•NA	-Not specified	<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		
2025 Monterey County	LCP-3-MCO-24-0039-1 Link to Ordinance	Non-owner-occupied <input checked="" type="checkbox"/> Allows* <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable <i>*Except in Big Sur and Carmel Highlands areas,</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> Not Applicable	• SFR	• Affordable housing units • ADUs and JADUs • MFR • Any location not approved for use as a permanent dwelling unit,	• Maximum use of 30 consecutive days per individual stay	• Maximum # of overnight guests: 2 persons per bedroom plus 1, not exceeding a total count 10 persons • Maximum # of daytime guests: 2 persons per	<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 /	<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: 8/13/2025

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
		<i>where all non-owner-occupied rentals of more than 3 times per year are prohibited.</i>			including: farmworker housing ▪ Guest houses		bedroom plus 1, not exceeding a total count 15 persons	<i>None</i> <i>*Cap only applies to non-owner-occupied rentals of more than 3 times per year. Non-owner-occupied rentals up to three times per year are not capped</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 checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	▪ SFR	▪ Affordable housing units ▪ ADUs and JADUs ▪ MFR ▪ Any location not approved for use as a permanent dwelling unit, including: farmworker housing ▪ Guest houses	▪ Maximum use of 30 consecutive days per individual stay	▪ Maximum # of overnight guests: 2 persons per bedroom plus 1, not exceeding a total count 10 persons ▪ Maximum # of daytime guests: 2 persons per bedroom plus 1, not exceeding a total count 15 persons	<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 Newport Beach	LCP-5-NPB-24-0004-1 Link to Ordinance <i>Amends City of Newport Beach IP to update STR regulations originally adopted in 2021</i>	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: Mixed-use zones <input type="checkbox"/> <i>Not Applicable</i> ▪ Allowed use in R-BI, R-2, R-2-6000, and RM, RM-6000 zones ▪ Allowed use in MU-W2, MU-CV/15 th St. (permit	▪ 2-unit residential ▪ MFRs	▪ Prohibits STRs on any parcel in the R-1 (Single-unit Residential) coastal zoning district unless the STR unit was legally established on or before June 1, 2004 ▪ Affordable housing units	▪ 2-night minimum stay	▪ Maximum permitted by Building and Fire Code	<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 type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 5/07/2025 <i>Modifications establish a cumulative 1,550 permit STR cap for the entire coastal zone and revise language to ensure that property owners are not relying on public parking</i>

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			eligibility limited to property owners with at least 20 units)							<i>to accommodate 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 type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other: Mixed-use zones <input type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ 2-unit residential ▪ MFRs 	Same as above	<ul style="list-style-type: none"> ▪ 2-night minimum stay 	<ul style="list-style-type: none"> ▪ Maximum permitted by Building and Fire Code 	<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>		
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">2024</div> City of Pacifica	LCP-2-PAC-23-0023-1 Link to Ordinance <i>Amends City of Pacifica IP to update STR regulations originally adopted in 2018</i>	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> Silent on whether STRs would be allowed in approved SFRs or multi-family residences in other zones in addition to residential zones.	<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 and JADUs ▪ 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 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 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: 6/13/2024
		Owner-occupied: <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input checked="" type="checkbox"/> <i>Not Applicable</i> The definition of STR allows for rental of a "portion" of a dwelling unit; however, no specific regulations	<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
		are provided for owner-occupied STRs.								
City of Grover Beach	LCP-3-GRB-24-0009-1 Link to Ordinance Amends City of Grover Beach IP to update STR regulations originally adopted in 2019	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, MFRs, MFRs in mixed-use projects, and mobile homes	▪ ADUs and JADUs ▪ SRO facilities ▪ Two-unit housing development projects ▪ Urban lot splits ▪ Affordable housing units ▪ Live-work units ▪ Caretaker residences ▪ RVs, trailers, boats, and similar vehicles	▪ Less than 30 consecutive days	▪ 2 persons per bedroom up to 10 persons ▪ Additional daytime guests allowed from 7am to 10pm	<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 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: 5/9/2024
		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, MFRs, MFRs in mixed-use projects, and mobile homes	▪ ADUs and JADUs ▪ SRO facilities ▪ Two-unit housing development projects ▪ Urban lot splits ▪ Affordable housing units ▪ Live-work units ▪ Caretaker residences ▪ RVs, trailers, boats, and	▪ Less than 30 consecutive days	▪ 2 persons per bedroom up to 10 persons ▪ Additional daytime guests allowed from 7am to 10pm	<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>		

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
					similar vehicles					
Sonoma County	LCP-2-SON-23-0042-1 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 type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ Detached SFRs ▪ Detached SFRs with legal guest houses 	<ul style="list-style-type: none"> ▪ Affordable housing units ▪ Farmworker housing ▪ ADUs ▪ Timeshares ▪ Williamson Act properties ▪ SB 9 parcels 	<ul style="list-style-type: none"> ▪ Maximum 30 consecutive days 	<ul style="list-style-type: none"> ▪ 2 guests per bedroom plus 2, up to 12 guests maximum, not including children under 3 years old 	<input type="checkbox"/> Cap on # of non-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>	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input 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: 4/11/2024
		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>	<ul style="list-style-type: none"> ▪ Detached SFRs ▪ Detached SFRs with legal guest houses 	<ul style="list-style-type: none"> ▪ Affordable housing units ▪ Farmworker housing ▪ ADUs ▪ Timeshares ▪ Williamson Act properties ▪ SB 9 parcels 	N/A	<ul style="list-style-type: none"> ▪ 2 guests per bedroom plus 2, up to 12 guests maximum, not including children under 3 years old 	<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>		
Marin County	LCP-2-MAR-24-0002-1 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 type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> ▪ Legally established residences 	<ul style="list-style-type: none"> ▪ Affordable housing units ▪ Farmworker housing ▪ ADUs ▪ Multi-family and condo units ▪ RVs ▪ Non-residential structures ▪ Structures without permanent foundations 	<ul style="list-style-type: none"> ▪ Maximum 30 consecutive days 	Not specified	<input checked="" type="checkbox"/> Cap on # of non-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>	<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: 4/11/2024 <i>The Commission modified the staff recommendation at the public hearing to require a single cap on the amount of STRs in Stinson Beach, inclusive of the Seadrift community.</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 type="checkbox"/> Rural / OS	<ul style="list-style-type: none"> ▪ Legally established residences 	Same as above	<ul style="list-style-type: none"> ▪ Maximum 30 consecutive days 	Not specified	<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction		

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
			<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>					<input checked="" type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		
2023	City of Half Moon Bay LCP-2-HMB-21-0078-2 Link to Ordinance	Non-owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> STR unit must be primary residence of STR operator	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> Prohibited on lots less than 4,125 sf in R-1, R-2, R-3 and C-R zoning districts	<ul style="list-style-type: none"> SFR or residential condominium dwelling unit 1 unit within duplexes and triplexes 1 unit within mixed-use developments 	<ul style="list-style-type: none"> ADUs Mobile homes & recreation vehicles Multi-family developments with 4 or more units Affordable housing units, farmworker housing 	<ul style="list-style-type: none"> Maximum use of 30 days per individual stay Maximum of 60 rental nights per calendar year 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom 	<input type="checkbox"/> Cap on # of non-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>	<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: 3/8/2023 <i>The Commission modified the staff recommendation at the public hearing to uphold the City's proposal for a maximum of 60 rental nights per year for unhosted 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 type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> Prohibited on lots less than 4,125 sf in R-1, R-2, R-3 and C-R zoning districts	<ul style="list-style-type: none"> SFR or residential condominium dwelling unit 1 unit within duplexes and triplexes 1 unit within mixed-use developments 	<ul style="list-style-type: none"> ADUs Mobile homes, recreation vehicles Multi-family developments with 4 or more units Affordable housing units, farmworker housing 	<ul style="list-style-type: none"> Maximum use of 30 days per individual stay No limit on frequency of hosted STRs 	<ul style="list-style-type: none"> Maximum overnight occupancy of two people per bedroom Bedrooms occupied by host shall not be counted against allowed occupancy 	<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>		
2022	City of Trinidad LCP-1-TRN-22-0034-1 Link to Ordinance <i>Amends City of Trinidad IP</i>	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 type="checkbox"/> Other	<ul style="list-style-type: none"> Legally established residences Resident STR unit must be Homeowner's primary residence 	<ul style="list-style-type: none"> Prohibits new STR licenses for owners of adjacent lots in all zones 	<ul style="list-style-type: none"> Full-time (FT) STR must be rented out a minimum of 60 days per year Resident STR may be operated up to 59 days per year (Owner does 	<ul style="list-style-type: none"> Max overnight occupancy of two people per bedroom, plus two additional persons Max occupancy of two people per bedroom in Urban Residential (UR) Zone on lots less than 10,000 sq. ft. 	<input checked="" type="checkbox"/> Cap on # of non-owner-occupied (FT) 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 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: 12/16/2022

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
	<i>to update STR regulations originally adopted in 2017</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 type="checkbox"/> Other	<ul style="list-style-type: none"> Legally established residences 	<ul style="list-style-type: none"> Prohibits new STR licenses for owners of adjacent lots in all zones 	<ul style="list-style-type: none"> No limit on duration or frequency of Homeshare STRs 	<ul style="list-style-type: none"> 2 people per bedroom, plus 2 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 Malibu	LCP-4-MAL-20-0083-2 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 checked="" type="checkbox"/> Other	<ul style="list-style-type: none"> MFR properties in up to 2 units or 40% of the units per parcel (whichever is less) 	<ul style="list-style-type: none"> SFRs 	<ul style="list-style-type: none"> Maximum use of 30 days per individual stay 	<ul style="list-style-type: none"> 2 people per bedroom, plus 2 additional persons up to 14 people maximum 	<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 type="checkbox"/> Property Management <input 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: 8/12/2022 <i>This LCPA was denied in part because of the impacts that the ban on non-hosted STRs in SFRs would have on the existing stock of lower-cost overnight accommodations in the City'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 type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> SFRs, condos, and duplexes 		<ul style="list-style-type: none"> Maximum use of 30 days per individual stay 	<ul style="list-style-type: none"> 2 people per bedroom, plus 2 additional persons up to 14 people maximum 	<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>		
San Diego County	LCP-6-SAN-21-0046-2 Link to ordinance	Non-owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> Uses 4-tier system for STR licenses: <ul style="list-style-type: none"> Tier 1 = Whole 	<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"> Residential dwelling units 	<ul style="list-style-type: none"> ADUs 	<ul style="list-style-type: none"> Tier I = 20 or fewer rental nights per year, no minimum night stay Tier II = 20 or more rental nights per year, no minimum 	No occupancy limits	<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 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 <ul style="list-style-type: none"> STRO hosts must obtain a two-year 	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 3/9/2022

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
		Home or Home Share ▪ Tier II = Home Share ▪ Tier III = Whole Home rentals anywhere outside of Mission Beach area ▪ Tier IV = Whole Home rentals within Mission Beach area				night stay Tier III = 20 or more rental nights per year, 2-night minimum stay ▪ Tier IV = 20 or more rental nights per year, 2-night minimum stay		<input type="checkbox"/> Not Applicable/None No cap on number of Tier 1 or II licenses	renewable STRO license ▪ Lottery allocation system for Tier III and Tier IV licenses ▪ Hosting platform requirements	<i>Suggested Modifications add a sunset clause of Jan 1, 2030, on portions of the ordinance to give the City and STRO market approximately 7 years to learn, incorporate, and assess the amendment's requirements and impacts.</i>
		Owner-occupied (Hosted / Home Share): <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	▪ Residential dwelling units ▪ Home Shares must be primary residences	▪ ADUs	▪ No minimum night stay required	No occupancy limits	<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		
San Luis Obispo County	LCP-3-SLO-21-0027-1 Part E Link to Ordinance <i>Applies specific requirements to the unincorporated community of Los Osos</i>	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	▪ SFRs only	▪ ADUs, MFRs, or mobile home parks	▪ Maximum 30 consecutive days; maximum of four individual tenancies per calendar month	Not specified	<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"/> Not Applicable / None	<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 type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 2/11/2022 <i>Modifications to require water conservation signage and change the way the STR buffer applies to avoid 'blocking' schemes.</i>
		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	▪ SFRs only	▪ ADUs, MFRs, or mobile home parks	▪ Maximum 30 consecutive nights; maximum of four individual tenancies per calendar month	Not specified	<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		

2021

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 Long Beach	LCP-5-LOB-20-0058-3 Link to ordinance	Non-owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> Allows 4 categories of STRs: ▪ Primary Residence ▪ Non-Primary Residence ▪ Hosted ▪ Un-hosted	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ Residential dwelling units ▪ Limits on % of non-primary STRs allowed in multi-family residences	▪ J/ADUs ▪ Affordable housing units ▪ Special group residences, single room occupancies ▪ Structures on the "Prohibited Buildings List"	▪ Maximum 30 consecutive nights ▪ Maximum of 90 days per year for un-hosted stays in primary residence STRs	▪ 2 persons per bedroom plus 2, inclusive of children, up to 10 people unless a STR occasional event permit is issued. ▪ Max of 4 STR occasional events per site per year	<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 type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 12/15/2021 <i>Modifications allow for maximum 350 Non-Primary Residence STRs in the coastal zone each year even if the City-wide cap is met.</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 type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	Same as above	Same as above	Same as above	Same as above	Same as above	<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 Newport Beach	LCP-5-NPB-20-0070-3 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 type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other ▪ Allowed use in R-BI, R-2, R-2-6000, and RM, RM-6000 zones	▪ 2-unit residential ▪ MFRs	▪ Prohibits STRs on any parcel in the R-1 (Single-unit Residential) coastal zoning district unless the STR unit was legally established on or before June 1, 2004	▪ 2-night minimum stay	▪ Maximum permitted by Building and Fire Code	<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 type="checkbox"/> Payment of TOT	<input type="checkbox"/> Approved as Submitted <input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 10/13/2021 <i>Modifications to change the minimum stay from 3 nights to 2 nights and limit the number of STRs allowed in multi-unit developments.</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 type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	▪ 2-unit residential ▪ MFRs	Same as above	Same as above	Same as above	▪ 3-night minimum stay	▪ Maximum permitted by Building and Fire Code	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction <input type="checkbox"/> Cap on # of owner-

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
								occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> Not Applicable / None		
City of Newport Beach	LCP-5-NPB-21-0036-1 Part C Link to Ordinance <i>Amends STR provisions specifically for Newport Island</i>	Non-owner-occupied: <input type="checkbox"/> Allows <input checked="" type="checkbox"/> Prohibits <input 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	N/A	N/A	N/A	N/A	<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 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: 10/13/2021 <i>Modification to clarify that parking requirements refer to existing on-site parking availability</i>
		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 Prohibited in R-1 zoning district	<input checked="" type="checkbox"/> Duplexes	<input checked="" type="checkbox"/> SFRs, unless the STR unit was legally established on or before June 2004	<input checked="" type="checkbox"/> 2-night minimum stay	<input checked="" type="checkbox"/> Up to 10 people, depending on provided parking <input checked="" type="checkbox"/> Daytime occupancy (7am to 10pm) = overnight occupancy plus 6 additional guests	<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"/> Not Applicable / None		
City of Morro Bay	LCP-3-MRB-20-0050-1 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<input checked="" type="checkbox"/> SFRs <input checked="" type="checkbox"/> MFRs in mixed-use or commercial zones <input checked="" type="checkbox"/> RVs or boats with conditional use permit only	<input checked="" type="checkbox"/> MFRs in residential zones <input checked="" type="checkbox"/> Mobile Home parks, ADUs, JADUs <input checked="" type="checkbox"/> Affordable housing units <input checked="" type="checkbox"/> Non-habitable structures	<input checked="" type="checkbox"/> Maximum of 30 consecutive days	<input checked="" type="checkbox"/> 2 persons per bedroom plus 2, for a maximum of 10 guests (Children under 3 years not included)	<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"/> 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: 9/9/2021
		Owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS	<input checked="" type="checkbox"/> SFRs <input checked="" type="checkbox"/> MFRs in mixed-use or	<input checked="" type="checkbox"/> MFRs in residential zones	<input checked="" type="checkbox"/> Maximum of 30 consecutive days	<input checked="" type="checkbox"/> 2 persons per bedroom (Children under 3	<input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local		

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
		<input type="checkbox"/> <i>Not Applicable</i>	<input type="checkbox"/> Agricultural <input type="checkbox"/> Other	commercial zones	<ul style="list-style-type: none"> ▪ Mobile Home parks, ADUs, JADUs ▪ Affordable housing units ▪ Non-habitable structures 		years not included)	Jurisdiction <input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel <input checked="" type="checkbox"/> <i>Not Applicable / None</i>		
Santa Cruz County	LCP-3-SCO-20-0063-2 Link to Ordinance Updates to hosted STR regulations only to align with overall STR regulations (see below)	Non-owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Unhosted STR provisions are addressed in LCP-3-SCO-20-0064-2 below</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	N/A	N/A	N/A	N/A	<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: 1/13/2021 <i>Modifications were unrelated to STRs</i>
		Owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Does not apply to Pajaro Dunes, where STRs are governed by a development permit</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>Hosted rentals allowed in any zoning district where residential use is allowed</i>	<ul style="list-style-type: none"> ▪ Legal dwelling units 	<ul style="list-style-type: none"> ▪ Affordable housing units ▪ ADUs ▪ Accessory structures ▪ Tents and recreational vehicles 	<ul style="list-style-type: none"> ▪ Maximum of 30 consecutive days 	<ul style="list-style-type: none"> ▪ Maximum of 3 people per hosted bedroom (Children under 8 are not counted toward maximum occupancy) 	<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>		
Santa Cruz County	LCP-3-SCO-20-0064-2 Link to Ordinance Update to 2011	Non-owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Does not apply to Pajaro Dunes, where STRs are governed by a development permit</i>	<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	<ul style="list-style-type: none"> ▪ SFR, duplex, or triplex, including condominium and townhouse units 	<ul style="list-style-type: none"> ▪ Affordable housing units ▪ ADUs ▪ Accessory structures ▪ Mobile home park units 	<ul style="list-style-type: none"> ▪ Maximum of 30 consecutive days 	Not specified	<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 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: 1/13/2021 <i>Modifications to increase the cap on unhosted STR permits in the Live Oak Designated Area.</i>
		Owner-occupied	<input type="checkbox"/> Residential	N/A	N/A	N/A	N/A	<input type="checkbox"/> Cap on # of owner-		

2020

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
	<i>unhosted STR regulations</i>	<input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Hosted STR provisions are addressed in LCP-3-SCO-20-0063-2 above</i>	<input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other					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 Laguna Beach	LCP-5-LGB-19-0074-1 Link to Ordinance <i>Update to 2008 STR regulations</i>	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 ▪ <i>Allows existing STLs in residential zones to continue to operate under a nonconforming status</i> ▪ <i>New STLs allowed only in commercial and mixed-use zones</i>	▪ Residential units in permitted zoning districts	▪ Affordable housing, senior housing, and housing for disabled ▪ ADUs	▪ Maximum of 30 consecutive days	▪ Maximum 2 persons per bedroom ▪ Additional daytime guests allowed between hours of 7am and 10pm	<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 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: 10/7/2020 <i>Modifications to encourage homeshare rentals with a maximum cap, limit the number of STRs in housing complexes with 5 or more units, and require the City to report to the Commission in 3 years to allow for reevaluation of the proposed STL program.</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 type="checkbox"/> Other ▪ <i>Same as above</i>	▪ Residential units in permitted zoning districts	▪ Affordable housing, senior housing, and housing for disabled ▪ ADUs	▪ Maximum of 30 consecutive days	Not specified	<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 Carmel-by-the-Beach	LCP-3-CML-20-0006-1	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	▪ Residential units in permitted zoning districts	Not specified	▪ Maximum of 30 consecutive days	Not specified	<input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction	<input checked="" type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions <input type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications

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
	Link to Ordinance		<input type="checkbox"/> Other <ul style="list-style-type: none"> Prohibits STRs in SFR (R-1) zone Allows 44 existing STRs as legal non-conforming use in CC, SC & RC zones. Allows new STRs in MFR (R-4) zone with creation of new long-term rental units 					<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"/> Payment of TOT	<input type="checkbox"/> Denied Date: 7/9/2020
		Owner-occupied <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other Same as above	Residential units in permitted zoning districts	Not specified	<ul style="list-style-type: none"> Maximum of 30 consecutive days 	Not specified	<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		
City of Oxnard	LCP-4-OXN-20-0008-1 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 type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other	<ul style="list-style-type: none"> SFRs One unit within a MFR 	<ul style="list-style-type: none"> Affordable housing units, farmworker housing, caretaker dwellings ADUs Mobile homes, RVs Units in the Colony at Mandalay Beach and Harbour Island communities. 	<ul style="list-style-type: none"> Less than 30 consecutive days 3-night minimum stay Maximum of 100 rental days per calendar year 	<ul style="list-style-type: none"> Two persons per bedroom plus two guests, up to a maximum of 10 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"/> 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 checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 7/10/2020 <i>Modifications to increase the unhosted STR cap from 5% to 10% in the R-BF zone, reduce the buffer from 200 to 100 feet in the R-BF zone, and exempt existing STR properties from rental</i>
		Owner-occupied		SFRs	Same as	Less than 30	Maximum of 5	<input type="checkbox"/> Cap on # of owner-		

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
		<input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i>		<ul style="list-style-type: none"> One unit within a MFR 	above	consecutive days <ul style="list-style-type: none"> 3-night minimum stay Maximum of 100 rental days per calendar year 	guests	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>		<i>cap and separation requirements.</i>
2019	City of Pismo Beach LCP-3-PSB-19-0044-1 Link to Ordinance Update to 2018 STR regulations	Non-owner-occupied: <input checked="" type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Differentiates between "STRs and homestays" in residential areas vs. "vacation rentals" in Downtown commercial core.</i>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <ul style="list-style-type: none"> Adds STRs as allowed uses in R-2 and R-3 zones Adds vacation rentals as allowed use in downtown commercial core zones 	<ul style="list-style-type: none"> STRs allowed in detached, primary residence SFRs and ADUs Vacation rentals allowed in existing residences and new units as a secondary use (no primary residence requirement) 	Not specified	<ul style="list-style-type: none"> Less than 30 consecutive days 	<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"/> <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: 7/11/2019
		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 <ul style="list-style-type: none"> Adds homestays as allowed uses in R-2 and R-3 zones 	<ul style="list-style-type: none"> Detached, primary residence SFRs and ADUs 	Not specified	<ul style="list-style-type: none"> Less than 30 consecutive days 	<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"/> <i>Not Applicable / None</i>		
City of Grover Beach	LCP-3-GRB-19-0012-2 Link to	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	<ul style="list-style-type: none"> SFRs, MFRs, MFRs in mixed-use projects, and mobile homes Existing 	<ul style="list-style-type: none"> New ADUs Affordable housing units Live-work units Caretaker 	<ul style="list-style-type: none"> Less than 30 consecutive days 	<ul style="list-style-type: none"> 2 persons per bedroom up to 10 persons Additional daytime guests allowed from 7am 	<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	<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

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
	Ordinance			ADUs	residences ▪ RVs, trailers, boats, and similar vehicles		to 10pm	allowed by Permittee / Parcel <input type="checkbox"/> <i>Not Applicable / None</i>		Date: 9/11/2019
		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, MFRs, MFRs in mixed-use projects, and mobile homes ▪ Existing ADUs	▪ New ADUs ▪ Affordable housing units ▪ Live-work units ▪ Caretaker residences ▪ RVs, trailers, boats, and similar vehicles	▪ Less than 30 consecutive days	▪ 2 persons per bedroom up to 10 persons ▪ Additional daytime guests allowed from 7am to 10pm	<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 Oceanside	LCP-6-OCN-19-0108-2 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 checked="" type="checkbox"/> Rural / OS <input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other <i>Permitted in all zones</i>	▪ Legally permitted dwelling units	▪ Panhandle lots without safe emergency access, manufactured home parks ▪ New ADUs and the associated primary unit	▪ Maximum of 30 consecutive days ▪ 2-night minimum stay	▪ 2 people per bedroom plus 2 additional people ▪ Maximum of 10 additional daytime guests from 7am to 10pm	<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: 10/16/2019
		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>Permitted in all zones</i>	▪ Legally permitted dwelling units	▪ Panhandle lots without safe emergency access, manufactured home parks ▪ New ADUs and the associated primary unit	▪ Maximum of 30 consecutive days ▪ 2-night minimum stay	▪ 2 people per bedroom plus 2 additional people ▪ Maximum of 10 additional daytime guests from 7am to 10pm	<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 Pacific	LCP-3-PGR-18-	Non-owner-occupied <input type="checkbox"/> Allows	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	▪ Not specified	▪ Not specified	▪ Not specified	▪ 2 persons per bedroom,	<input type="checkbox"/> Cap on # of non-owner-occupied STRs	<input type="checkbox"/> Parking Requirements <input type="checkbox"/> Noise Restrictions	<input type="checkbox"/> Approved as Submitted

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
Grove	0093-1 Link to Ordinance	<input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Not specified</i>	<input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>Not specified</i>				plus 1 additional person per site ▪ Max. number of daytime occupants is limited to 1.5 times the number of overnight occupants	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 type="checkbox"/> Property Management <input type="checkbox"/> Enforcement Program <input type="checkbox"/> Payment of TOT	<input checked="" type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied Date: 11/15/2019 <i>Modifications to add limited STR standards. The City's full STR ordinance has not yet been certified as part of the LCP.</i>
		Owner-occupied <input type="checkbox"/> Allows <input type="checkbox"/> Prohibits <input type="checkbox"/> <i>Not Applicable</i> <i>Not specified</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <i>Not specified</i>	▪ Not specified	▪ Not specified	▪ Not specified	▪ 2 persons per bedroom, plus 1 additional person per site ▪ Max. number of daytime occupants is limited to 1.5 times the number of overnight 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>		
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>	▪ SFRs ▪ Multi-Family Residential Unit	Any location not approved for use as a permanent dwelling unit including: ▪ ADUs ▪ Vehicles ▪ Trailers ▪ Tents ▪ Storage Sheds ▪ Garages	▪ Maximum use of 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 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

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
		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>	▪ <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>		
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	▪ SFRs	▪ ADUs ▪ Farmworker Housing ▪ Affordable Housing	▪ No more than 30 consecutive days per individual stay	▪ 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"/> <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: 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	▪ Individual Bedrooms in SFRs	▪ ADUs ▪ Farmworker Housing ▪ Affordable Housing	▪ No more than 30 consecutive days per individual stay	▪ 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"/> <i>Not Applicable / None</i>		

Commission LCP Actions on Short-Term Rentals (through March 2026)

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-3-PSB-18-0051-1 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Rural / OS <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> <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"> ▪ <i>Not Specified</i> 	<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"/> <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: 8/10/2018 <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>
		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 type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i> <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"> ▪ <i>Not Specified</i> 	<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"/> <i>Not Applicable / None</i>	<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	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied
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>	<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 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</i>

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
		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 checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> <i>Not Applicable</i>	<ul style="list-style-type: none"> Any legal dwelling unit where a residential use is allowed without the requirement for any other use 	<ul style="list-style-type: none"> ADUs Balconies, porches, and sheds Affordable Housing Tents and recreational vehicles 	<ul style="list-style-type: none"> Maximum use of 30 days per individual stay 	<ul style="list-style-type: none"> Maximum overnight occupancy of three people per hosted bedroom (children under eight are not counted toward maximum occupancy) 	<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>		<p><i>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></p>
City of Del Mar	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	<ul style="list-style-type: none"> SFRs Multi-Family Residential Unit 	<ul style="list-style-type: none"> <i>Not Specified</i> 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 <p><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></p>
		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	<ul style="list-style-type: none"> Individual Bedrooms in SFRs and Multi-Family Residential Unit 	<ul style="list-style-type: none"> <i>Not Specified</i> 	<ul style="list-style-type: none"> Minimum Number of 3 days required per individual stay and no more than 30 consecutive days Total of 100 days for maximum STR use 	<ul style="list-style-type: none"> 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>		

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>		

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>	<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 type="checkbox"/> Denied
<div style="border: 1px solid black; padding: 2px; display: inline-block;">2017</div>	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. The City ultimately did not accept these modifications and the amendment was</i>

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
		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	▪ 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	▪ Individual guest rooms in a hotel, motel or similar transient lodging establishment operated by an innkeeper	▪ Maximum use of 30 consecutive days or less per individual stay	▪ 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>		<i>never effectively certified.</i>
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	▪ Single-family residential structures ▪ Multi-family residential structures	▪ <i>Not specified</i>	▪ Maximum use of 30 consecutive days or less per individual stay. ▪ Total of 180 days per calendar year for use as an STR	▪ 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	▪ Single-family residential structures ▪ Multi-family residential structures	▪ <i>Not specified</i>	▪ Maximum use of 30 consecutive days or less per individual stay. ▪ Total of 180 days per calendar year for use as an STR	▪ 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>		

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 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>	▪ 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>	▪ <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>	

Commission LCP Actions on Short-Term Rentals (through March 2026)

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 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.
		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

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
		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"> 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 	<ul style="list-style-type: none"> <i>Not specified</i> 	<ul style="list-style-type: none"> <i>Not specified</i> 	<ul style="list-style-type: none"> <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>		<p><i>Suggested modifications clarified that a CDP is required for the creation of STRs.</i></p>
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 <p><i>STRs allowed in all zoning districts that allow residential use</i></p>	<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 <p><i>This is the third of the County's four LCPAs that were approved by the Commission. This LCPA modifies the existing</i></p>

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
		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>		<i>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>
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

Commission LCP Actions on Short-Term Rentals (through March 2026)

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
		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
		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>		<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>

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>	▪ SFRs ▪ Condominiums ▪ Duplexes ▪ Triplexes ▪ Townhomes	▪ Apartments ▪ Manufactured homes in a mobile home park	▪ No more than 30 days per individual stay.	▪ 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>	▪ <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>		
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	▪ SFRs ▪ Multi-Family Residences ▪ ADUs	▪ <i>Not Specified</i>	▪ No more than 30 consecutive calendar days per individual stay.	▪ 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</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
		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>		<i>this ordinance in its entirety</i>
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">2013</div> 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>		

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
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">2012</div> 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>		

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
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">2011</div> 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)	▪ 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")	▪ Unclear	▪ Not Specified	▪ 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 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.	<input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 12/8/2011 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.
		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		

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	SCO-1-11 Part 3	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 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"/> <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: 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"/> <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>		
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	<ul style="list-style-type: none"> ▪ Any structure or any portion of any structure in a residential zoning district, including: ▪ SFRs ▪ Condominiums ▪ Duplexes ▪ Townhomes ▪ Multi-family Dwellings 	<ul style="list-style-type: none"> ▪ <i>Not Specified</i> 	<ul style="list-style-type: none"> ▪ 30 consecutive days or less per individual stay 	<ul style="list-style-type: none"> ▪ 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>

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
		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>		<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>
<div style="border: 1px solid black; padding: 2px; display: inline-block;">2005</div> 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>		

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
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 10px;">2004</div> <p>City of Imperial Beach</p>	<p>DPT-MAJ-1-03</p>	<p>Non-owner-occupied:</p> <p><input checked="" type="checkbox"/> Allows</p> <p><input type="checkbox"/> Prohibits</p> <p><input type="checkbox"/> <i>Not Applicable</i></p>	<p><input type="checkbox"/> Residential</p> <p><input checked="" type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Rural / OS</p> <p><input type="checkbox"/> Agricultural</p> <p><input checked="" type="checkbox"/> Other</p> <p><i>A limited number of existing STRs in the high density residential zone would be allowed to exist until 2007.</i></p>	<p><i>In the Commercial (C-1, C-2) zoning districts:</i></p> <ul style="list-style-type: none"> Residential dwelling units above the first floor <p><i>In the Mixed Use Overlay (MU-2) zoning district:</i></p> <ul style="list-style-type: none"> Residential dwelling units at a ratio of 1 unit for every 1500 sq. ft. of lot area <p><i>In the High Density Residential zone until 2007:</i></p> <ul style="list-style-type: none"> SFRs Duplexes, apartments, condominiums, townhomes 	<p>▪ <i>Not Specified</i></p>	<p>▪ Less than 30 consecutive calendar days per individual stay</p>	<p>▪ <i>Not Specified</i></p>	<p><input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed within Local Jurisdiction</p> <p><input type="checkbox"/> Cap on # of non-owner-occupied STRs allowed by Permittee / Parcel</p> <p><input checked="" type="checkbox"/> <i>Not Applicable / None</i></p>	<p><input checked="" type="checkbox"/> Parking Requirements</p> <p><input checked="" type="checkbox"/> Noise Restrictions</p> <p><input checked="" type="checkbox"/> Property Management</p> <p><input checked="" type="checkbox"/> Enforcement Program</p> <p><input checked="" type="checkbox"/> Payment of TOT</p>	<p><input checked="" type="checkbox"/> Approved as Submitted</p> <p><input type="checkbox"/> Approved with Modifications</p> <p><input type="checkbox"/> Denied</p> <p>Date: 4/19/2004</p> <p><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></p>
		<p>Owner-occupied:</p> <p><input type="checkbox"/> Allows</p> <p><input type="checkbox"/> Prohibits</p> <p><input checked="" type="checkbox"/> <i>Not Applicable</i></p>	<p><input type="checkbox"/> Residential</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Rural / OS</p> <p><input type="checkbox"/> Agricultural</p> <p><input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> <i>Not Applicable</i></p>	<p>▪ <i>Not Applicable</i></p>	<p>▪ <i>Not Applicable</i></p>	<p>▪ <i>Not Applicable</i></p>	<p>▪ <i>Not Applicable</i></p>	<p><input type="checkbox"/> Cap on # of owner-occupied STRs allowed within Local Jurisdiction</p> <p><input type="checkbox"/> Cap on # of owner-occupied STRs allowed by Permittee / Parcel</p> <p><input checked="" type="checkbox"/> <i>Not Applicable / None</i></p>		

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
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">2003</div> 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	▪ Use of existing residence, or new residential structures, with additional requirements based on geographic area (i.e., Cambria and Cayucos urban reserve line)	▪ <i>Not Specified</i>	▪ Less than 30 consecutive days per individual stay ▪ Rental shall not exceed one individual tenancy within seven consecutive calendar days; ▪ This definition does not include the one time rental of a residence for 14 consecutive days or less in any 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 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> <i>Suggested modifications to address adverse impacts on public parking, coastal water supplies and community character.</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>	<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 type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 9/9/2002 <i>This LCPA was denied for being excessively restrictive and</i>		
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">2002</div> 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"/> <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 type="checkbox"/> Approved with Modifications <input checked="" type="checkbox"/> Denied Date: 9/9/2002 <i>This LCPA was denied for being excessively restrictive and</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
		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>		<i>discouraging towards tourist-related uses and visitor accommodations. See City's 2004 LCPA (above) for resubmitted and approved STR ordinance.</i>
<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;">1992</div> 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"/> <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 <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	▪ <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 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"/> <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>		

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).
- **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 & Terms

- | | |
|--|---|
| • ADU = Accessory Dwelling Unit | Non-owner-occupied = Unhosted / Whole House rental |
| • OS = Open Space | Owner-occupied = Hosted / Homeshare rental |
| • SFR = Single-Family Residence | STL = Short-Term Lodging |
| • MFR = Multi-Family Residence | TOT = Transient Occupancy Tax |
| • STR = Short-Term Rental | VR = Vacation Rental |
| • LCP = Local Coastal Program | LCPA = Local Coastal Program Amendment |