

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



July 19, 2016

Sample of Commission Actions on Short Term Rentals

Several local governments in the coastal zone have developed LCP ordinances to address Short Term Vacation Rentals. Some examples of the Commission review and actions on these LCP amendments are listed below. These often have a history of local controversy. For any questions about these actions, please contact the Commission staff in the applicable District office at <http://www.coastal.ca.gov/address.html>

City of Trinidad LCP Amendment No. LCP-1-TRN-14-0846-1 (Vacation Dwelling Unit (“VDU”) Ordinance) (Ord 2014-01) - IP amendment; adds a new Section 6.26 addressing the licensing of short term rental of single- and multifamily residences and accessory dwellings as "vacation dwelling units;" includes changes to the coastal zoning ordinance's signage and off-street parking sections pertaining to such vacation rentals. The IP amendment includes various requirements for use of residences for vacation rentals such as parking requirements, occupancy limitations, and restrictions on water use to avoid overtaxing septic system capacity. Approved as submitted at Commission hearing 3/11/15. In June 2015, a moratorium was enacted through urgency ordinance due to community concerns about negative impacts of VDUs.

<http://documents.coastal.ca.gov/reports/2015/3/w9b-3-2015.pdf>

See also Attachment 1.

Humboldt County LCP Amendment No. HUM-MAJ-1-98-C – Allows for vacation rentals in the Shelter Cove area of Humboldt County only. Approved with suggested modifications at the Commission hearing 9/14/05, but the County did not accept the suggested modifications in a timely manner (by March 2006) and the amendment expired.

<http://documents.coastal.ca.gov/reports/2005/9/W5a-9-2005.pdf>

Santa Cruz County LCP Amendment No. 1-11 Part 3 (Vacation Rentals) - Allows vacation rentals in all zoning districts that allow stand-alone residential uses and requires: 1) a permitting/registration process; 2) payment of Transient Occupancy Tax (TOT) to the County; 3) signage identifying a structure as a vacation rental, including the name and phone number of a local contact person responsible for responding to complaints; 4) a dispute resolution process, and; 5) that the property owner be subject to enforcement provisions; limits the number of guests allowed at any one time, and the number of vehicles allowed per vacation rental unit; regulations don't apply to the Pajaro Dunes area, and include additional requirements within the Live Oak Designated Area (LODA) (essentially the Live Oak beach area between the Santa Cruz Harbor and 41st Avenue) that prohibit new vacation rentals if vacation rentals exceed 20% of the residential use of any particular block or if vacation rentals constitute more than 15% of residential stock in the LODA overall. Approved as submitted at Commission hearing 7/12/11.

<http://documents.coastal.ca.gov/reports/2011/7/W6b-7-2011.pdf>

Santa Cruz County LCP Amendment No. LCP-3-SCO-15-0008-1 Part A (de minimis) (Vacation Rental Ordinance Update) - Extends the regulations governing vacation rentals in the Live Oak Designated Area (LODA) to a portion of the Aptos/Seacliff area referred to as the Seacliff/Aptos Designated Area (SADA); clarifies regulations to: 1) provide more specificity for notice to the public and renters (e.g. a requirement that applications include a photo of required contact sign and owner contact information, and a requirement that vacation rental signs be maintained while in rental); 2) require an amendment to a vacation rental permit if the number of bedrooms in the vacation rental is increased or if the square footage of the vacation rental is increased by more than 50%; 3) expand violation provisions; 4) clarify that a vacation rental is a dwelling that is rented in its entirety (as opposed to one or more rooms rented within a single family dwelling), and; 5) prohibit new vacation rental units in “common wall” developments unless the adjoining property owners have no objection to the issuance of a permit for such use. The creation of the SADA is intended to apply the vacation rental restrictions that are currently in place for the Live Oak Area (e.g., a limit on the number of vacation rentals per block) to a portion of the Seacliff/Aptos area, with the exception of certain locations in the Seacliff/Aptos area that have historically provided substantial vacation rental opportunities. Approved at Commission Hearing 5/14/15.

<http://documents.coastal.ca.gov/reports/2015/5/th22a-5-2015.pdf>

San Luis Obispo County IP Amendment No. LCPA 1-01 Part A (Vacation Rental Ordinance) - Defines and identifies residential vacation rentals as a particular type of land use, conditionally authorizes this use within various land use categories throughout the County coastal zone, and establishes regulations for residential vacation rentals that are applicable only in the communities of Cambria and Cayucos, where residents have expressed significant concerns regarding the impacts of vacation rentals. Approved with suggested modifications, 4/11/03; Certification Review 9/10/03.

<http://documents.coastal.ca.gov/reports/2003/4/F18a-4-2003.pdf>

<http://documents.coastal.ca.gov/reports/2003/9/W13c-9-2003.pdf>

San Luis Obispo County IP Amendment No. LCPA 1-12 (Vacation Rentals) - Refines the IP ordinance language first certified in 2003, and allows for vacation rentals in residential and agricultural properties throughout San Luis Obispo County’s coastal zone, with additional regulations for the Cambria and Cayucos areas of the County due to residents’ concerns about the impacts of vacation rentals in these communities). Approved as submitted at Commission hearing 11/13/13.

<http://documents.coastal.ca.gov/reports/2013/11/W10a-11-2013.pdf>

City of Pismo Beach No. LCP PSB-1-10 Part 2 (Vacation Rentals) - Proposed a ban on vacation rentals in all residentially zoned areas. Denied by the Commission at 12/8/11 hearing.

<http://documents.coastal.ca.gov/reports/2011/12/Th20b-12-2011.pdf>

City of Dana Point LCP Amendment No. 1-14 (LCP-5-DPT-MAJ-14-0105-1 Short-Term Rentals) - Allows short-term rentals in all the Zoning Districts where residential uses are allowed, subject to the criteria listed in Chapter 5.38 of the City’s Municipal Code.

Approved with suggested modifications, April 14, 2016. Not yet effectively certified.

<http://documents.coastal.ca.gov/reports/2016/4/th10a-4-2016.pdf>

City of Encinitas LCP Amendment No. 2-05 (Short-term Vacation Rentals) – Request to prohibit vacation rentals in all residential zones; Continued at 10/12-14/05 hearing – duplicate LCPA request to No. 1-06 –Ultimately withdrawn by applicant at 2/9/06 hearing.

City of Encinitas LCP Amendment No. 1-06 (Short-term Vacation Rentals) - Allows for vacation rentals in the City of Encinitas on the west side of Highway 101 only.

Approved with suggested modifications at hearing 11/14-17/06; the City did not accept the suggested modifications and the amendment expired.

<http://documents.coastal.ca.gov/reports/2006/11/T9c-11-2006.pdf>

See the Addendum in Attachment 2.

City of Solana Beach Land Use Plan – Permits short-term vacation rentals in all residential zones but specifies a minimum seven (7) day stay. The Commission found the City’s small size and the lack of services and activities typically associated with a vacation destination in its residential neighborhoods were distinguishing factors. The Commission also noted that while the restriction on short-term rentals to a minimum of 7 days could limit their use by vacationers who cannot afford the time and expense of a weekly rental, a 7 day minimum still ensures some vacation rental opportunities in Solana Beach.

Approved with suggested modifications at 3/7/12 hearing; revised findings adopted at June 2012 hearing

<http://documents.coastal.ca.gov/reports/2012/6/Th24a-6-2012.pdf>

City of Imperial Beach LCP Amendment 1-02 A (Short term Rentals) – Proposed prohibition of short-term rentals of residential properties except in Seacoast Commercial Zone and Overlay. Denied at Commission hearing 9/9/02; revised findings adopted at November 2002 hearing

<http://documents.coastal.ca.gov/reports/2002/9/M7a-9-2002.pdf>

<http://documents.coastal.ca.gov/reports/2002/11/Th16a-11-2002.pdf>

And see Addendum in Attachment 3.

City of Imperial Beach LCP Amendment 1-03 (Short-term Rentals) – Adds a definition of "short-term rental" as “the renting of residential property for less than 30 days; adds short-term rentals as a permitted use in the C-1 (General Commercial), the C-2 (Seacoast Commercial) and MU-2 (Mixed Use Overlay) zones. A specific, limited number of existing short-term residential rentals that have been issued a provisional permit would be permitted in the R-1500 High Density Residential Zone until January 1, 2007. Does not apply to bed and breakfast-type inns, motels, hotels, or timeshare developments; also adds a new definition of "time share." Approved as submitted 2/19/04

<http://documents.coastal.ca.gov/reports/2004/2/Th14e-2-2004.pdf>

COPY



ORDINANCE 2014-01

**AN ORDINANCE OF THE CITY OF TRINIDAD
ADDING SECTION 17.56.190 TO TITLE 17 OF THE TRINIDAD MUNICIPAL CODE (ADDING
SECTION 6.26 TO THE COASTAL COMMISSION CERTIFIED ZONING ORDINANCE),
AND AMENDING SECTIONS 17.56.160 AND 17.56.180 OF THE TRINIDAD MUNICIPAL
CODE (AMENDING SECTIONS 6.16 AND 6.18 OF THE COASTAL COMMISSION
CERTIFIED ZONING ORDINANCE)**

The City Council of the City of Trinidad does hereby ordain as follows:

ORDINANCE 2012-01, SECTION 1:

There is hereby added to the Trinidad Municipal Code a new Section, Section 17.56.190, (and hereby added to the Coastal Commission certified Zoning Ordinance a new Section 6.26), "City of Trinidad Vacation Dwelling Unit Ordinance," which shall read as follows:

Section 17.56.180 (6.26) Regulations for Vacation Dwelling Units

Sections:

17.56.190 (6.26).A	Short Title
17.56.190 (6.26).B	Definitions
17.56.190 (6.26).C	Purpose
17.56.190 (6.26).D	Application Requirements
17.56.190 (6.26).E	Effect on Existing Vacation Dwelling Units
17.56.190 (6.26).F	Location
17.56.190 (6.26).G	Non-Permitted Uses
17.56.190 (6.26).H	VDU Standards
17.56.190 (6.26).I	Tourist Occupancy Tax
17.56.190 (6.26).J	Audit
17.56.190 (6.26).K	Dispute Resolution
17.56.190 (6.26).L	Violations—Penalty
17.56.190 (6.26).M	Violations—Revocation
17.56.190 (6.26).N	Ordinance Review

17.56.190 (6.26).A

Short Title.

This Section shall be known and may be cited as "City of Trinidad Vacation Dwelling Unit Ordinance."

17.56.190 (6.26).B

Definitions.

1. Good Neighbor Brochure.

Good Neighbor Brochure. "Good Neighbor Brochure" means a document prepared by the City and approved by the City Manager that summarizes general rules of conduct, consideration, respect, and potential remedial actions. In particular, the brochure shall include provisions for off-street parking, minimizing noise, establishing quiet hours, and minimizing disturbance to neighbors and environmentally sensitive habitat areas.

2. Event.

"Event" means any use of a structure or land for a limited period of time. "Event" includes, but is not limited to, art shows, religious revivals, tent camps, concerts, fundraisers, and weddings or receptions. "Event" does not include small parties and social gatherings of 20 people or less consistent with normal residential use.

3. Occupant.

"Occupant" within this Section means any person who exercises occupancy of a Vacation Dwelling Unit (VDU) or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of 30 consecutive calendar days, or less, counting portions of calendar days as full days. Any such person so occupying space in a VDU shall be deemed to be a tourist until the period of 30 days has transpired. As used in this Section, "occupant" does not include children aged 5 or under.

4. Transient Use.

"Transient use" means any contractual use of a structure or portion thereof for residential, dwelling or sleeping purposes, for any period of time which is 30 consecutive days, or less.

5. Vacation Dwelling Unit.

"Vacation Dwelling Unit" (VDU) means any structure, accessory structure, or portion of such structures, which is contracted for transient use. As used in this Section, the definition of "Vacation Dwelling Unit" encompasses any structure or any portion of any structure which is occupied or intended or designed for occupancy by tourists for dwelling, lodging or sleeping purposes, and includes any home or house, tourist home or house, mobile home or house trailer at a fixed location except when located within a mobile home park or RV park, or other similar structure or portion thereof. "Vacation Dwelling Unit" does not include home exchanges or a short-term rental one time in a calendar year.

6. Visitor.

"Visitor" means someone staying temporarily at a VDU, but that is not an "occupant" and not staying at the VDU overnight.

17.56.190 (6.26).C

Purpose.

The purpose of this Section is to provide for the renting of single- and multi-family dwellings, and accessory dwelling units, for periods of thirty consecutive days or less, as transient visitor accommodations, consistent with all other provisions of the General Plan and Zoning Ordinance, and to ensure that Vacation Dwelling Units are compatible with surrounding residential and other uses and will not act to harm or alter the neighborhoods within which they are located.

17.56.190 (6.26).D

Application Requirements.

1. Initial Application.

Each VDU must procure a VDU License. Existing VDUs must obtain a VDU License within 3 months of the adoption of this ordinance. A VDU License issued pursuant to this Section shall also serve as a business license for rental activity pursuant to Chapter 5.04 of the Trinidad Municipal Code. The VDU License shall identify the existence of a VDU at a particular address and declare the number of bedrooms in the VDU and its intended maximum occupancy.

A site plan and floor plan must be submitted along with the VDU License application so the City can verify the number of bedrooms, off-street parking spaces, and other requirements. The site plan and floor plan do not have to be professionally prepared, but must be to scale and include enough information to verify compliance. A sample rental agreement that addresses the requirements of this Chapter shall also be provided.

Each application for a VDU License shall be accompanied with proof of a general liability insurance in the amount of one million dollars combined single limit and an executed agreement to indemnify,

defend and hold the city harmless from any and all claims and liability of any kind whatsoever resulting from or arising out of the registration of a VDU.

An initial VDU License Fee, as set by resolution of the City Council, will be charged for the first year of each VDU's operation.

The City will notify all property owners within 100 feet of a VDU property of the VDU License within 7 days of its issuance or re-issuance. This notice may be combined with the required 24-hour emergency contact phone number notice required in subsection 3.b below.

Upon initial application for a VDU License, the City shall provide all VDU licensees with copies of informational materials identifying protective measures for preventing and minimizing impacts to environmentally sensitive habitat areas, water resources, and septic systems from the vacation rental use of the residences. Such protective measures include, but not limited to: (1) avoiding human encroachment into environmentally sensitive habitat areas; (2) directing or screening exterior lighting from illuminating riparian corridor areas; and (3) best management practices for the proper handling and disposal of trash and chlorinated water from hot tubs, swimming pools, and other spa facilities.

2. VDU License Renewals.

The fee for annual renewals for subsequent years shall be set by resolution of the City Council. Any changes to the site plan, floor plan, allowable occupancy, or rental agreement shall be submitted along with the license renewal.

3. Contact Information.

a. Local Contact Person.

Each VDU must designate a local contact person on the VDU License form. That person may be either the owner or the property manager, and that person must live within 25 miles of Trinidad so that he/she can respond personally to an emergency.

b. 24-Hour Emergency Contact Phone Number.

A 24-hour emergency contact phone number is required for each VDU. The 24-hour emergency contact phone number shall be prominently placed for the occupants' use inside the VDU. Any change to the emergency contact number shall be promptly provided to the Trinidad City Clerk and posted within the VDU.

The emergency contact phone number will be forwarded by the City Clerk to the Trinidad Police Department, the County Sheriff's Office, the Trinidad Volunteer Fire Department, and to each neighbor within 100 feet of the VDU within 7 days after the issuance or reissuance of a VDU License for the VDU.

The emergency contact information sent to neighbors may include further instructions in the case that a response from the 24-hour emergency contact number is not forthcoming. If there is an emergency or complaint, and the emergency contact person does not respond within a reasonable period of time, concerned persons will be encouraged to report the emergency through the 911 emergency calling system or the Police or Sheriff's Department. It is unlawful to make a false report or complaint regarding activities associated with a VDU.

17.56.190 (6.26).E

Effect on Existing Vacation Dwelling Units.

Each individual operating a VDU existing at the time the VDU Ordinance is adopted, including those currently holding a valid Trinidad Business License, shall be subject to the requirements of this Section of the Zoning Ordinance upon its adoption. The owner of an existing VDU which does not meet the requirements of this Section will not be issued a VDU License and shall not use the VDU structure for VDU purposes.

17.56.190 (6.26).F

Location.

VDU's are permitted only in Special Environment, Suburban Residential, Urban Residential, and Planned Development zoning districts. VDUs are also permitted in a legally established Accessory Dwelling Unit subject to meeting the requirements of this Section. Each separate VDU must obtain its own, individual VDU License. There shall be no more than one VDU per parcel.

17.56.190 (6.26).G

Non-Permitted Uses.

There shall be no permitted use of the VDU structure other than occupancy for dwelling, lodging, or sleeping purposes. Use for commercial events or events which are not hosted by the VDU's property owner are not permitted.

17.56.190 (6.26).H

VDU Standards

All VDUs will be required to meet the following standards:

1. Number of Occupants.

The maximum number of occupants allowed in a VDU shall not exceed two persons per bedroom plus an additional two persons (e.g., a two-bedroom VDU may have six occupants). Except that in the Suburban Residential Zone, if the VDU has a total floor area that exceeds 800 square feet per bedroom, then for each additional 500 square feet of floor area above this total, one additional occupant may be allowed, up to a maximum of two additional occupants. Where it can be determined based on the Humboldt County Division of Environmental Health permit or file information or an actual inspection of the system, the number of bedrooms will be based on the design capacity of the septic system.

2. Off-Street Parking.

A VDU must provide at least one off-street parking space for every two occupants allowed in the VDU pursuant to Section 17.56.190 (6.26).H.1. The off-street parking space/s shall be entirely on the VDU property. VDU owner/operators shall not use public right-of-way (street) spaces to meet their required off-street parking needs. Off-street parking spaces will not be located on the septic system unless it is designed and rated for traffic in a manner that will not compromise the functioning of the septic system.

VDUs that have been in existence for a minimum of two years that can not feasibly comply with the parking requirements may apply for an administrative exception. Exception requests shall be made through the City Clerk and shall provide documentation (e.g. receipts or rental contracts) showing both that the VDU has been in active operation for a minimum of two years and the maximum rental occupancy over that period. The request shall include a detailed site plan and justification as to why the required parking spaces can not be accommodated on the site, as well as note where alternative parking is utilized. The City Planner shall only grant an exception to accommodate the documented maximum occupancy over the past two years. The City Planner may deny an exception request or approve the exception for fewer parking spaces than requested if the exception would be detrimental to the public health and safety.

3. Water Use.

To prevent overloading of septic systems, each VDU shall be operated in a manner to ensure that the occupancy and use of a VDU shall not result in annual domestic water use greater than that associated with the non-VDU use of the residence based on an average daily consumption of 150 gallons per bedroom (7,324 cubic feet per year per bedroom) with a 30% allowance for landscaping above the design flow.

Where it can be determined based on the Humboldt County Division of Environmental Health permit or file information or an actual inspection of the system, the number of bedrooms will be based on the design of the septic system. Annual water use records will be kept on file along with the VDU License and application materials to allow for verification that the VDU water use did not exceed allowable volumes as described above.

If the City determines that the VDU use has exceeded the appropriate average annual water usage, as described above, during the preceding year, the VDU owner/operator shall take constructive measures to reduce water use. Adaptive measures include, but are not limited to: (a) installing water conservation fixtures and appliances; (b) planting xerophytic landscaping; and/or (c) reducing the maximum occupancy of the VDU.

4. Septic System.

Each VDU's owner or property manager must provide proof that the septic system for the structure in which the VDU is located is functioning properly and in conformance with all federal, state, and local regulations. Information on the appropriate use of a septic system, in a form approved by the City, shall be posted in each bathroom in the VDU and the kitchen.

5. Appearance and Visibility.

The outside appearance of the VDU structure shall not change the residential character of the structure by the use of colors, materials, lighting, or signage (except as allowed by Section 17.56.160 (6.16)). The VDU shall not create any noise, glare, flashing lights, vibrations, or odors that are not commonly experienced in residential areas or that would unreasonably interfere with the quiet use and enjoyment of any other residence or business in the area.

6. Signs.

A single sign, legible from the property's street frontage, and no greater than 3 square feet in size may be attached to the VDU structure or placed immediately adjacent to the front of the VDU structure. The purpose of the sign is to notify the public that the structure is or contains a VDU. The sign must provide a 24-hour emergency telephone contact number for complaints, and a business telephone number for persons seeking information on the VDU. The signage shall comply with all applicable standards of the Zoning Ordinance's sign regulations.

7. Trash.

Trash and refuse shall not be left stored within public view, except in proper containers for the purposes of collection. There shall be no accumulation or storage of trash and / or debris on the site or within the VDU.

8. Visitors.

The number of visitors to a VDU shall be limited to not more than 20 persons, including occupants, per parcel at any time. If there is more than one VDU on a property, the 20 person maximum applies to the property, not each VDU. Visitors are not allowed to stay overnight on the premises.

9. Noise.

Occupants of VDU properties and visitors shall not generate noise such that it would unreasonably interfere with the quiet use and enjoyment of any other residence or business in the area. Any noise occurring after 10:00 pm and before 8:00 am should be contained within the VDU and shall not be able to be heard by or offend any adjacent neighbors. What is reasonable in terms of noise generated shall be determined under existing legal standards applicable to evaluating alleged nuisances.

10. Traffic.

Vehicles used and traffic generated by the VDU shall not exceed normal residential levels or unreasonably interfere with the quiet use and enjoyment of any other residences or businesses in the area. What is reasonable in terms of traffic generated shall be determined under existing legal standards applicable to evaluating alleged nuisances.

11. Tenancy.

The rental of a VDU shall not be for less than two successive nights.

12. Good Neighbor Brochure.

Prior to occupancy pursuant to each separate occasion of rental of a VDU, the owner or the owner's agent shall provide a copy of the Good Neighbor Brochure to the occupants and / or shall post the Good Neighbor Brochure in a clearly visible location within the VDU.

13. Emergency Preparedness.

Information regarding local hazards, such as earthquakes and ocean related hazards, in a form approved by the City, shall be posted within the vacation rental in an easily seen location, such as the entry or kitchen area. In particular, information regarding regular testing of the tsunami siren, the Volunteer Fire Department siren and real emergencies shall be included.

17.56.190 (6.26).I Tourist Occupancy Tax.

The letting, leasing, or other contractual use of a VDU is subject to a Tourist Occupancy Tax ("TOT") and any other mandated taxes. Each VDU owner and/or manager shall meet all of the requirements of the City with respect to registration of TOT collectors, and the collection, recordkeeping, reporting and remittances of applicable TOT.

17.56.190 (6.26).J Audit

Each owner and agent or representative of any owner shall provide access to each VDU and any records related to the use and occupancy of the VDU to the City at any time during normal business hours, for the purpose of inspection or audit to determine that the objectives and conditions of this Section are being fulfilled.

17.56.190 (6.26).K Dispute Resolution.

By accepting a VDU License, VDU owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a VDU. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution should be conducted through Humboldt Mediation Services.

17.56.190 (6.26).L Violations

1. Penalty

Violations of this Section are punishable as either infractions or misdemeanors, pursuant to the provisions of Section 17.76.050 (7.20) of the Zoning Ordinance. Each separate day in which a violation exists may be considered a separate violation. The City of Trinidad can also enforce these VDU regulations by way of nuisance abatement action. Enforcement by way of a nuisance action shall be discretionary and shall only occur upon a lawful vote of the Trinidad City Council to prosecute the matter as a civil nuisance action.

2. Revocation

If the VDU owner or property manager is deemed by City staff to be negligent in responding to an emergency situation more than two times in a 12-month period, or if more than two documented, significant violations occur in any 12-month period, the VDU License may be revoked. Documented, significant violations include, but are not limited to, copies of citations, written warnings, or other documentation filed by law enforcement. No revocation shall occur unless decided by a lawful majority vote of the Trinidad City Council and after written notice, served by first class mail, of at least 21 days was given to the owner of record and the local contact person as set forth in the VDU application. Revocation may be temporary or permanent depending on the nature and number of the violations.

3. It is unlawful to make a false report to law enforcement regarding activities associated with vacation rentals.

17.56.190 (6.26).M Ordinance Review

This ordinance shall be reviewed by the Planning Commission within two years after its certification, and periodically thereafter, to ensure that it is meeting the needs of the community.

ORDINANCE 2014-01, SECTION 2:

Append a new sub-section A.7 to Chapter 17.56, Section 17.56.160, Signs, (Article 6, Section 6.16, Signs) to read, in context, as follows:

- A. In all zones the following signs shall be permitted, provided that signs permitted in 2 and 3 below shall be subject to review by the design assistance committee:
1. A residential nameplate bearing the name of the occupant and not exceeding 2 square feet, provided that 3 square feet shall be permitted for a residence with a home occupation...
 2. Vacation Dwelling Unit identification signs, as allowed by Section 17.56.190 (6.26).H.5, provided that such signage is not placed in a public right-of-way, and does not rotate, blink, flash, sparkle, or obstruct the visibility of any traffic control sign.

ORDINANCE 2014-01, SECTION 3:

Append a new sub-section B.8 to Chapter 17.56, Section 17.56.180, Parking and Loading Facilities, (Article 6, Section 6.18, Parking and Loading Facilities) to read, in context, as follows:

Off-street parking and loading space shall be provided in all zones in conformity with the following:

- A. Each required parking space shall be not less than 8'6" wide, 18 feet long and 7 feet high, provided that where 6 or more spaces are required up to 50 percent of the spaces may be 16 feet long. Each loading space shall be not less than 10 feet wide, 25 feet long and 14 feet high.
- B. Parking spaces shall be provided as follows:
 1. Campground, RV park, motel: 2 spaces plus 1 space per unit.
 2. Single-family dwelling and mobile home on a lot: 2 spaces in addition to any garage spaces.
 3. Attached dwellings (duplex, townhouse): 1.5 spaces per unit...
 4. Vacation dwelling unit: A minimum of one off-street parking space per every two occupants allowed in the VDU unless an exception is granted pursuant to Section 17.56.190 (6.26).H.2

ORDINANCE 2012-01, SECTION 4:

This Ordinance shall take effect upon certification by the Coastal Commission.

Passed, approved, and adopted this 8th day of October, 2014 by the following roll call vote:

AYES: West, Miller, Fulkerson, Baker, Davies
 NOES: None
 ABSTAIN: None
 ABSENT: None

Attest:



Gabriel Adams
 City Clerk

Approved:



Julie Fulkerson
 Mayor

First Reading: **Wednesday, October 08, 2014**

Second Reading: **Wednesday, November 12, 2014**

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 (619) 767-2370

Attachment 2

**Tu 9c****Addendum**

May 6, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission
 San Diego Staff

Subject: Addendum to **Tu 9c, City of Encinitas Major Amendment No. 1-06 (Short Term Vacation Rentals)**, for the Commission Meeting of Tuesday, November 14, 2006

Staff recommends the following changes be made to the above-referenced staff report:

1. On Page 1 of the staff report, the second paragraph shall be revised as follows:

In February of 2006, Commission staff recommended denial of the proposed amendment; however, prior to the hearing, the City withdrew the LCP Amendment. In July 2006, the City adopted an ordinance that provides for the regulation of short-term vacation rentals in all residential zones which includes requirements for establishing and operating a short-term vacation rental and imposes fines and penalties for violation of the regulations. This ordinance is not being proposed for inclusion into the City's certified LCP, although as explained below, Commission staff is recommending that one section of the ordinance be its inclusion included as a suggested modification to the City's amendment request. After discussions with the City and consideration of the full range of potential scenarios to address vacation rentals in the Encinitas community, staff has determined the recommendation to deny this amendment as submitted is still appropriate, but is now proposing approval of the amendment request with suggested modifications to allow the ban on vacation rentals in all residential zones east of Highway 101, but not west of Highway 101. The prohibition of vacation rentals west of Highway 101 raises potential conflicts with the LUP policies that relate to promotion of public access and recreation. These same concerns do not generally apply to the residential zones east of Highway 101. In addition, ~~with the inclusion of the City's recently enacted ordinance regulating short-term vacation rentals into the LCP as a suggested modification to the City's submittal,~~ staff believes that the neighborhood nuisances resulting from short-term vacation rentals in the residential zones west of Highway 101 can be substantially regulated with the recently approved short-term vacation rental ordinance so as to assure the compatibility of vacation rentals in the residential neighborhoods.

2. On Page 6 of the staff report, Suggested Modification #2 shall be revised as follows (The single bold ~~strike-out~~ represents language to be deleted and the bold single underlined represents those sections to be added.):

30.34.100 Short-term Vacation Rentals Overlay Zone.

A. Intent. The intent of the Short-term Vacation Rental Overlay Zone is to prohibit new Short-term Vacation Rentals from occurring within all residential zones east of Highway 101 and to allow them to continue as a permitted use in all residential zones west of Highway 101.

B. Applicability. The Short-term Vacation Rental Overlay Zone regulations shall apply to all residential zoned properties identified on the City's Zoning Map. The Short-term Vacation Rental Overlay Zone shall be divided into two (2) subareas, A and B. Residential zones west of Highway 101 shall be identified as within Subarea A. Residential zones east of Highway 101 shall be identified as within Subarea B.

C. Existing Short-term Vacation Rentals in residential zones east of Highway 101 (Subarea B) will become legal nonconforming uses.

D. Special Regulations. All Short-term Vacation Rentals west of Highway 101 (Subarea A) and any legal non-conforming Short-term Vacation Rentals east of Highway 101 (Subarea B) shall conform to the requirements of ~~Chapter Section 9.38.40(B)4~~ of the Municipal Code, **as modified below:**

The property owner shall limit the number of vehicles of overnight occupants to the number designated in the permit which shall not exceed the number of designated on-site parking spaces. All designated on-site parking spaces shall be made available for the vehicles of occupants. Any revision to this provision would require review through a local coastal program amendment.

E. The North Highway 101 Corridor Precise Plan, the Downtown Encinitas Specific Plan and the Encinitas Ranch Specific Plan shall be modified to incorporate the requirements of Section 30.34.100.

3. On Page 6 of the staff report, Suggested Modification #3 shall be deleted as follows (The single bold ~~strike-out~~ represents language to be deleted):

~~**3. Chapter 9.38 REGULATING SHORT-TERM RENTALS shall be incorporated into the certified local coastal program.**~~

~~**(Reference Exhibit #5 for complete text of proposed regulations)**~~

4. On Page 13 of the staff report, the last sentence shall be revised as follows:

Finally, as revised by proposed modification ~~#3~~ 2, the proposed amendment will be revised to include Section 9.38.40(B)4, as modified herein, from the recently City approved Short-term Rental Regulations (Chapter 9.38 of the Municipal Code; attached as Exhibit #5) that establishes restricts the number of overnight occupants' vehicles so as to not exceed the number of available onsite parking spaces. procedures for maintaining or establishing a short-term vacation rental, affords a mechanism for neighbors to report problems and sets up a series of fines and penalties for violation of the regulations.

5. On Page 16 of the staff report, the first complete paragraph shall be revised as follows:

Although the use of short-term vacation rental in the nearshore area west of Highway 101 is essential for the promotion of public access to the City's major visitor destination beaches, it is recognized that short-term vacation rentals may result in conflicts, such as has been identified by the City, if the use is not regulated. Therefore, regulations to police and monitor the use are appropriate, essential and preferable to an outright ban of short-term vacation rentals west of Highway 101. Recently the City enacted an ordinance (Section 9.38) which seeks to regulate the operation of short-term vacation rentals. ~~Staff is recommending that this ordinance be incorporated into the LCP.~~ The ordinance generally establishes a procedure for applying for a short-term vacation rental, limits the occupancy of the units, limits the number of automobiles, requires an available 24-hour telephone number to register complaints about any nuisance and sets up fines and penalties for violation of the regulations. Ultimately, if violations are not resolved or are excessive, the use of the residence as a short-term vacation rental can be eliminated. The City has not requested these regulations be made a part of the Local Coastal Program because the new ordinance may be subject to repeated changes or refinements to assure the regulations can be effectively enforced. Since these regulations relate primarily to nuisance control, will not result in the prohibition of short-term vacation rentals and do not conflict with the requirement of the LCP to promote access, these regulations in their entirety do not need to be part of the LCP. However, to assure that existing public access in the form of public street parking is protected, one requirement of these regulations should be included in the LCP. Suggested Modification #2 identifies that Section 9.38.40(B)4 which limits the number of vehicles of short-term vacation renters to the number of available spaces onsite be included as part of the City's Implementation Plan. As part of the LCP, this requirement will assure that the number of short-term vacation renters' vehicles will be limited to the number of onsite spaces so that they will not usurp public street parking. In addition, because it is included as part of the City's LCP, this requirement cannot be changed without review of a LCP Amendment. The City's Short-term Rental Regulations should be incorporated into the LCP to ensure that future changes to the Regulations that might have the effect of discouraging or prohibiting short-term rentals are subject to Coastal Commission review.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

Attachment 3



Thu 16a

Addendum

November 4, 2002

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item 16a, Local Coastal Program Amendment 1-02A (Short Term Rentals Revised Findings)**, for the Commission Meeting of November 7, 2002.

Staff recommends the following changes be made to the above-referenced staff report:

The third complete paragraph on page 10, just before the CEQA findings, shall be corrected as follows, to clarify the standard of review for Implementation Plan amendments:

If the City proposed a more narrowly crafted amendment that prohibited residential rentals in low-density areas that are removed from the beach and where short-term rentals have not historically occurred, or perhaps placed an upper limit on the number or percentage of vacation rentals in residential areas, the impact to low-cost visitor-serving accommodations would be limited and perhaps could be found consistent with the LUP. However, as proposed, the prohibition on short-term rentals would have a significant adverse impact on visitors and would set an adverse precedent for balancing the needs of residents and visitors. ~~Therefore, as proposed, the amendment cannot be found in conformance with and adequate to carry out, the certified land use plan, and is inconsistent with especially in light of the public access and recreation policies of the Coastal Act which the LUP policies are intended to carry out. and~~ The amendment, therefore, must be denied.