

Building and Safety Division
Ruben Barrera, Director

Code Compliance Division
Jim Delperdang, Director

Environmental Health Division
William C. Stratton, Director

Operations Division
Jennifer Orozco, Director

Planning Division
Kimberly L. Prillhart, Director

November 15, 2016

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Receive and File a Report, and Provide Direction to Staff, Regarding the Regulation of Short-Term Rentals in Unincorporated Ventura County.

RECOMMENDATIONS:

It is recommended that your Board:

1. Receive and file this follow-up report regarding the regulation of short-term rentals in unincorporated Ventura County; and
2. Direct the Planning Division to prepare and process amendments to the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance, and associated amendments to the General and Coastal Area Plans if needed, as described in this report or as directed by the Board.

FISCAL IMPACT:

Mandatory:	No
Source of Funding:	None
Funding Match Required:	No
Impact on Other Departments:	None

There is no fiscal impact associated with the preparation of this item. However, should your Board approve the recommended action, additional staff or contract assistance will be required within the RMA Planning Division to complete the preparation and processing of the necessary ordinance amendments in a timely manner. It is estimated



at this time that as much as \$50,000 may be required; it is anticipated that this expense would be processed as part of the County's FY16-17 mid-year budget adjustment and or the FY17-18 budget development process.

BACKGROUND:

On July 28, 2015 your Board directed County staff to study the issue of residential dwelling units used as short-term vacation rentals in the County unincorporated area. In addition, your Board directed that staff return with the results of its research and present it as part of a public workshop on this issue. On December 8, 2015, staff brought the matter to your Board as part of a public workshop. After hearing the staff report and public testimony at the workshop, your Board directed staff to further evaluate the issue and return to your Board with options for regulating short-term rentals.

To guide staff in its work, your Board articulated three objectives for the regulation of short-term rentals, in the following priority order:

1. The quality of life in neighborhoods, and the reasonable expectation of residents to enjoy their homes, must be maintained;
2. The supply of housing for purchase and/or long-term rental should not be significantly reduced; and
3. Short-term rental units should enhance the local economy.

On August 2, 2016, your Board received a report outlining regulatory options and again heard public testimony. Your Board then directed staff to return in late October or November with analysis and recommendations regarding a number of specific issues and questions related to short-term rentals. This board letter is intended to address those issues.

DISCUSSION:

At the August 2, 2016 meeting, your Board directed County staff to develop and bring back recommendations related to: (1) a proposed definition of "short term rental" as well as an assessment of potential options for permitting "homeshares"; (2) permitting of these short-term rental uses (hereafter short-term rentals and homeshares are sometimes collectively referred to as "STRs") through a process involving neighborhood waivers; (3) homeowners association involvement in the permitting process; and (4) recognizing the unique nature of different communities in the unincorporated County. This report addresses those topics and also includes a discussion of the Coastal Commission's policies and position regarding the regulation of STRs in the coastal zone. The report also discusses permit compliance issues and options.

Definitions

Currently, neither the term “short-term rental” nor “homeshare” is defined in the County’s zoning ordinances. However, the ordinances do define and regulate “Bed-and- Breakfast Inn”¹ and “Boardinghouses”². Unlike residential uses of dwelling units which require no County permit or authorization, bed-and-breakfast inns and boardinghouses are considered commercial uses that require authorization through the County’s issuance of discretionary conditional use permits in the zones where they are allowed. Defining “short-term rental” and “homeshare” in a manner that distinguishes them from residential dwelling units, and also from bed-and- breakfast inns and boardinghouses, will clarify their place within the County’s zoning hierarchy and establish them as separately regulated and permitted land uses. Staff offers the following working definitions for your Board’s consideration to accomplish this objective:

Short-Term Rental – A dwelling that is constructed and permitted in conformance with all applicable standards, all or any portion of which is rented for consideration to a renter or renters for a period less than thirty (30) days, with no meals or food provided to the renter or renters. A short-term rental does not include a bed and breakfast inn, boardinghouse or homeshare permitted and operated in accordance with the County Code, or occasional home exchanges.

Homeshare – A dwelling that is constructed and permitted in conformance with all applicable standards, which serves as the owner’s primary residence and where any portion of the dwelling is rented for consideration to a renter or renters for a period less than thirty (30) days when the owner is physically present in the same dwelling, with no meals or food provided to the renter or renters. A homeshare does not include a bed and breakfast inn, boardinghouse or short-term rental permitted and operated in accordance with the County Code.

Permitting Homeshares

As noted in the previous reports to your Board, the primary concerns regarding STRs are based on the negative impacts they can have on neighboring properties, such as excessive noise, parking, trash, etc. To date, almost every complaint received by the County regarding STRs has been related to entire-dwelling short-term rentals. No nuisance-like complaints have been received by the County regarding homeshares. However, by potentially reducing the number of long-term rental units on the market, homeshares can diminish the supply of affordable long-term housing for residents. As a result, the County’s regulation of and restrictions on homeshares within communities where affordable rentals are an issue are warranted and should be considered.

¹ **Bed-and-Breakfast Inn** - A single-family dwelling with one family in permanent residence therein, and where, as an accessory use, one to six bedrooms (except as set forth in Section 8107-43.3), accommodating no more than 15 guests, are made available for transient occupancy for no more than seven consecutive days, with breakfast offered for compensation to overnight guests.

² **Boardinghouse** – A dwelling with one household in permanent residence, where two or more rooms are used by other individuals for compensation, with or without daily meals. Single Room Occupancy units are included in this definition.

Permitting STRs with Waivers

The County has for many years utilized a “permit with waiver” (within the recently-amended Coastal Zoning Ordinance, this is now referred to as “neighborhood consent”) process for issuing film permits in the unincorporated area. Similar to STRs, filming represents a temporary commercial use that can occur within a residential area. The “permit with waiver” process was established as a means of creating a tiered permitting system – temporary filming activities that meet standards intended to mitigate potential impacts to neighboring residents are eligible for a ministerial zoning clearance, while filming activities that do not meet those standards must obtain signed waivers from a certain percentage of neighboring residents before they can be issued a ministerial zoning clearance. If film permit applicants are unable to obtain the required number of waivers from neighboring residents, they must apply for and receive a discretionary conditional use permit (CUP) to authorize the proposed filming in residential areas. This system has been successful but it does rely on the fact that the film permit is issued for filming that occurs for a short duration of time, typically less than one week. If a similar “permit with waiver” process is considered for the permitting of STRs, it is essential that the STR permit be for a limited duration. As presented previously to your Board, most jurisdictions which have adopted STR regulations have required permits on an annual basis, a duration that has become something of an “industry standard” and that staff recommends be utilized by the County. It is important to note that it is not known whether a waiver program would be acceptable to the Coastal Commission (the Coastal Commission’s role and position regarding STRs are discussed in more detail below).

Permitting by Homeowners Associations

At the August 2, 2016 Board meeting, the involvement of homeowner associations (HOAs) in the STR permitting process was briefly discussed. It has been determined that the County cannot delegate its STR-related permitting authority to an HOA or other non-County entity. This question has been raised a number of times over the past 20+ years regarding the County’s permitting of other land uses, and the County has consistently found that delegation of any formal permitting authority to HOAs would be an unauthorized delegation of its land use authority and constitutional police power. That said, HOAs are currently involved in the County’s land use permitting process in the following ways: 1) HOAs are notified of and invited to comment on all discretionary permit applications submitted for properties within their boundaries; and 2) when ministerial permits are issued by the Planning Division for properties within the boundaries of an HOA, applicants are notified that they should check with the HOA before proceeding, as the request may also require HOA approval under the private regulations governing the residential developments. Such HOA involvement has, with few exceptions, been successful, and staff believes it would prove equally successful when applied to STR permit applications.

Unique Communities

At both the December 8, 2015 and August 2, 2016 hearings, your Board received comments from members of the public stating the belief that the County's unincorporated area is comprised of a number of different, unique communities that should be treated differently in terms of STR regulations. Board members also commented on their interest in seeing whether the County's STR regulations could be established in a manner that respects the environment and needs of the different unincorporated areas. The County's planning and land use documents recognize that the unincorporated area consists of diverse, unique communities with different needs and facing different issues. Two general legal standards must be met in order to regulate STRs differently based on location. A rational basis must exist to justify the differing regulations of STRs under the equal protection clause of the federal and state Constitutions. And the regulatory differences cannot be arbitrary and capricious in order to constitute a legitimate exercise of the County's legislative authority. Substantial evidence must exist in the record to satisfy these legal showings if and when your Board adopts an ordinance regulating STRs differently based on location.

Staff has looked at the unincorporated areas that were the subject of the public STR comments and believes the areas' respective qualities and issues could justify different STR regulatory approaches. These different approaches will be examined more closely during the planning process, and a rational factual basis must be established in order to justify the regulatory differences. These areas, and potential STR regulatory approaches, are summarized as follows:

Ojai Valley

Due to the size and population of its unincorporated communities and relatively remote location, the Ojai Valley represents a unique area/community within Ventura County. The Ojai Valley is primarily connected to the rest of Ventura County via State Route 33. A secondary access, through the upper Ojai Valley, is provided via the rural, two-lane State Route 150 to Santa Paula. The Ojai Valley includes the City of Ojai, with its substantial, if not thriving, commercial area that serves local residents and visitors, as well as the surrounding unincorporated communities.

State Route 33 is primarily a two-lane rural highway with no sidewalks, limited shoulder area, and relatively unregulated access (i.e. few traffic signals and direct driveway access). Based on current traffic volumes on Route 33, it is currently operating at a Level of Service "F" along a segment south of the City of Ojai. The character of the highway and the associated substandard traffic condition on this route contribute further to the Ojai valley's 'remoteness'; as a result, persons who work but do not reside in the Ojai Valley necessarily face a challenging commute.

As noted in the City of Ojai's Housing Element, about 46 percent of households in the City of Ojai fall into the lower-income categories, compared to just 40 percent for Ventura County as a whole. One result, as described in the City's Housing Element, is that an estimated 37 percent of owner-occupied households and 55 percent of renter-occupied households in the City of Ojai are "overpaying for housing" (i.e. rent requires a greater percentage of their income than is typical). The County's Ojai Area Plan recognizes these same challenges in the unincorporated areas of the valley, and includes a goal to "[p]rovide housing opportunities affordable to people of all income levels" and a policy to "[p]romote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all segments of the population are provided."

Given the unique traffic and access issues affecting those who live and work in the Ojai Valley, as well as the area's limited affordable housing supply and demand for vacation rentals that could negatively impact this supply, a potential regulatory approach to STRs might be to prohibit both short-term rentals and homeshares within the Ojai Traffic Impact Area, which is currently described within the Non-Coastal Zoning Ordinance and is illustrated in Exhibit 1.

North & South Coastal Areas

The North and South Coast areas of the unincorporated County, as identified in the County's Local Coastal Plan, are unique among coastal areas in Southern California. These stretches of the coast are primarily devoted to public recreational uses. The North Coast includes parking and camping facilities with both marked and unmarked spaces sufficient to accommodate over 850 vehicles along the Rincon Parkway. The South Coast includes Point Mugu State Park, encompassing over 15,200 acres with 19,224 feet of beach front and camping, backpacking, day hiking and picnicking. It also includes a portion of another state facility, Leo Carrillo Beach, at the Los Angeles County line. Situated at various locations among these recreational areas are a number of small, linear residential areas typically located on beachfront property between the Pacific Coast Highway (PCH) and the coastal bluffs. Access is entirely provided from PCH; there are few other public/local roads. These residential areas, in place for well over 50 years, were initially developed largely as "beach homes" for Ventura County residents, and today many remain owned by local families.

Given the unique development pattern of these residential areas (i.e. they are linear and not within traditional neighborhoods), the existence of several, long-standing HOAs, and their location among numerous publicly-accessible coastal areas with ample parking, one regulatory approach to STRs could be that short-term rentals be authorized pursuant to a ministerial permit with waivers, and homeshares be allowed with a ministerial permit without the need for waivers.

Central Coast Area

The Central Coast area of the unincorporated County, as identified in the County's Local Coastal Plan, includes the Silverstrand, Hollywood Beach, and Hollywood-by-the-Sea communities. These beachside communities, essentially surrounded by the City of Oxnard, are characterized by dense, residential neighborhoods served by relatively narrow local roads with no sidewalks. As noted in the County's Local Coastal Plan, "the streets are generally narrow with very limited on-street public parking and no public transportation". The Local Coastal Plan cites as one of the area's most significant problems "a lack of off-street public parking, and the inability to accommodate visitor traffic in the residential areas". The access and parking issues associated with the narrow streets within these neighborhoods are heightened by the fact that the residential lot sizes are comparably small. The residential lots are typically only 35 feet wide (with many as narrow as 20 feet), which leaves little curb space for street parking and places dwellings in very close proximity to one another.

Given the unusually dense residential development pattern and narrow streets within the Central Coast area, one regulatory approach to STRs would be to allow short-term rentals and homeshares with a ministerial permit with waivers.

Remainder of County

Based on the information available today, there appear to be relatively few STRs in the unincorporated area outside of the communities and neighborhoods described above. Similarly, County staff have received no complaints regarding short-term rentals in these other areas. For these reasons, it is recommended short-term rentals and homeshares outside of the Ojai Valley and coastal communities be allowed with a ministerial permit without the need for waivers. There are, however, a number of exceptions which staff recommends be included.

First, the County has within its Housing Element relied upon second dwelling units, farmworker dwelling units, and caretaker dwelling units as an element of its strategy for meeting its mandated affordable housing targets. Allowing these units to obtain permits to operate as short-term rentals compromises that strategy. It is therefore recommended that short-term rentals be prohibited within a structure permitted as a second dwelling unit, farmworker dwelling unit, or caretaker dwelling unit.

Second, earlier this year the California Department of Conservation (DOC) issued a letter outlining its support for a proposed ordinance by San Luis Obispo County prohibiting STRs on properties with a Land Conservation Act (LCA) contract. The DOC also stated in its letter that it might be possible to allow STRs but only if they are "limited in scope" and "only if the landowner is on site". Without such limits, the DOC suggested that short-term rentals may be

inconsistent with the purposes of the Land Conservation Act (LCA). To avoid future compliance and enforcement issues with LCA contracts, consideration should be given to prohibiting short-term rentals on property under a Land Conservation Act contract until further, more specific direction is offered by the DOC.

Permitting in the Coastal Zone

The County's unincorporated areas are governed by two zoning ordinances, a Coastal and a Non-Coastal Zoning Ordinance. Revisions and amendments to the Coastal Zoning Ordinance, which covers the County's unincorporated coastal zone, must receive final approval by the California Coastal Commission. The Coastal Commission's approval authority for legislative changes to the Coastal Zoning Ordinance is particularly relevant to the issue of STRs because the majority of known STRs in the unincorporated area are located in the coastal zone.

Because of the need for Coastal Commission approval of the County's STR regulations in the coastal zone, County staff has been tracking the Coastal Commission's activities with respect to STRs and has met with local Coastal Commission staff to discuss the issue. To date, the Coastal Commission has consistently denied city and county legislative actions attempting to prohibit STRs in the coastal zone. The Coastal Commission's denials have been based on its finding that "a proposed ban of vacation rentals is inconsistent with Coastal Act policies protecting public recreational and visitor-serving access". However, the Coastal Commission has approved legislative actions that regulate the operation of STRs, as well as those that have limited the location and density of STR units within certain coastal areas. In short, the Coastal Commission has urged local jurisdictions to "not prohibit vacation rentals or to significantly diminish their visitor-serving utility, but rather to provide a means and a framework to appropriately regulate their establishment and operation". Exhibit 2 is a Coastal Commission summary of its actions on STR regulations. Recently, the Coastal Commission sent a letter to the Mandalay Shores Community Association in response to that organization's action to prohibit STRs. As this is a community within the county and immediately adjacent to the Hollywood Beach community, it is particularly relevant and is attached as Exhibit 3.

Code Compliance/Enforcement Issues

At your Board's two previous meetings on this topic, concerns have been raised by Board members and the public regarding the ability of the County to enforce STR prohibitions and regulations. County staff contacted a number of other jurisdictions to discuss their enforcement efforts and found that, without exception, enforcement was described as "very difficult and time-consuming". Interestingly, this description applied in instances where STRs are prohibited as well as in cases where they are allowed and regulated.

One common complaint about STR enforcement efforts is that they are largely complaint-driven, as are most local zoning enforcement programs, and that they are administered by staff that are not available on weekends and evenings when most complaints are made. In addition, with few exceptions, cities and counties have found that the enforcement demands far exceeded their staffing levels. These are significant issues that staff believes must be addressed as part of any regulatory approach adopted for Ventura County.

An instructive example of the demands associated with the enforcement of STR regulations is in the City of Santa Barbara, where STRs are prohibited in residential areas and allowed in commercial and mixed-use zones. The City has estimated that 1.5 staff persons are required to directly administer its enforcement program. In addition, it estimates that another half-time position is required to staff the consultative process at its Planning counter to ensure residents properly understand and abide by its adopted regulations. This level of staffing has also allowed the city to embark on a proactive enforcement program rather than relying strictly on neighbor complaints.

Your staff believes that a program along the lines of that created in the City of Santa Barbara would ensure that the first of the three objectives articulated by the Board, “The quality of life in neighborhoods, and the reasonable expectation of residents to enjoy their homes, must be maintained”, is achieved. Consistent with your Board’s long-standing policy regarding the funding of County programs, staff recommends that permit fees be established at a level which provides revenue adequate to support an active enforcement program. In addition, staff recommends that a penalty structure be established with penalty amounts adequate to serve as a significant motivation to STR owners/operators to maintain compliance with adopted regulations. The fee and penalty structure can be developed as part of the proposed ordinance language that would be brought forward to the Planning Commission and your Board as part of the processing of the required zoning ordinance amendments.

An additional issue related to compliance with any new permitting requirements will be the treatment of “existing” STRs. This issue, sometimes referred to as a “vested rights” question, was raised by your Board at previous meetings. This is a complicated issue that will need to be addressed by County Counsel and the Planning Division in the context of the proposed STR regulations that are developed for your Board’s consideration.

SUMMARY

Your Board has established clear objectives for the development of STR regulations for the unincorporated areas of Ventura County. The information provided in this report provides further details regarding several key issues raised by your Board and the public in previous hearings. Specifically, the information suggests that a system of ministerial permits with waivers is a viable option in the areas of the unincorporated County where STRs are allowed, and that different areas of the County warrant and can be subject to different permitting requirements.

Regardless of the permitting framework chosen, if STRs are allowed in any area of the unincorporated County, it is recommended that operational standards be established to ensure compatibility with the surrounding neighborhood. In the August 2, 2016 presentation to your Board (Exhibit 4), a number of STR operational regulations used in other jurisdictions were presented. Staff believes that many of these would be applicable to Ventura County and should be adopted by the County. Staff believes it would be best to rely as much as possible upon those standards that can most easily be inspected and verified (e.g., on-site parking standards), thereby simplifying enforcement efforts. As with the fee and penalty structure described above, the specific standards and requirements can be developed and considered as part of the proposed ordinance language that would be brought forward to the Planning Commission and your Board during the processing of the required zoning ordinance amendments.

Finally, depending on the final actions taken by your Board, there may be a need to concurrently amend the County's Transient Occupancy Tax Ordinance so that it comports with the adopted STR regulations or reflects other associated direction provided by your Board.

This letter has been reviewed by the County Executive Office, County Counsel, the Treasurer-Tax Collector, and the Auditor-Controller's Office. If you have any questions, please contact Chris Stephens, Resource Management Agency Director, at 654-2661.

CHRIS STEPHENS
Resource Management Agency Director

Attachments

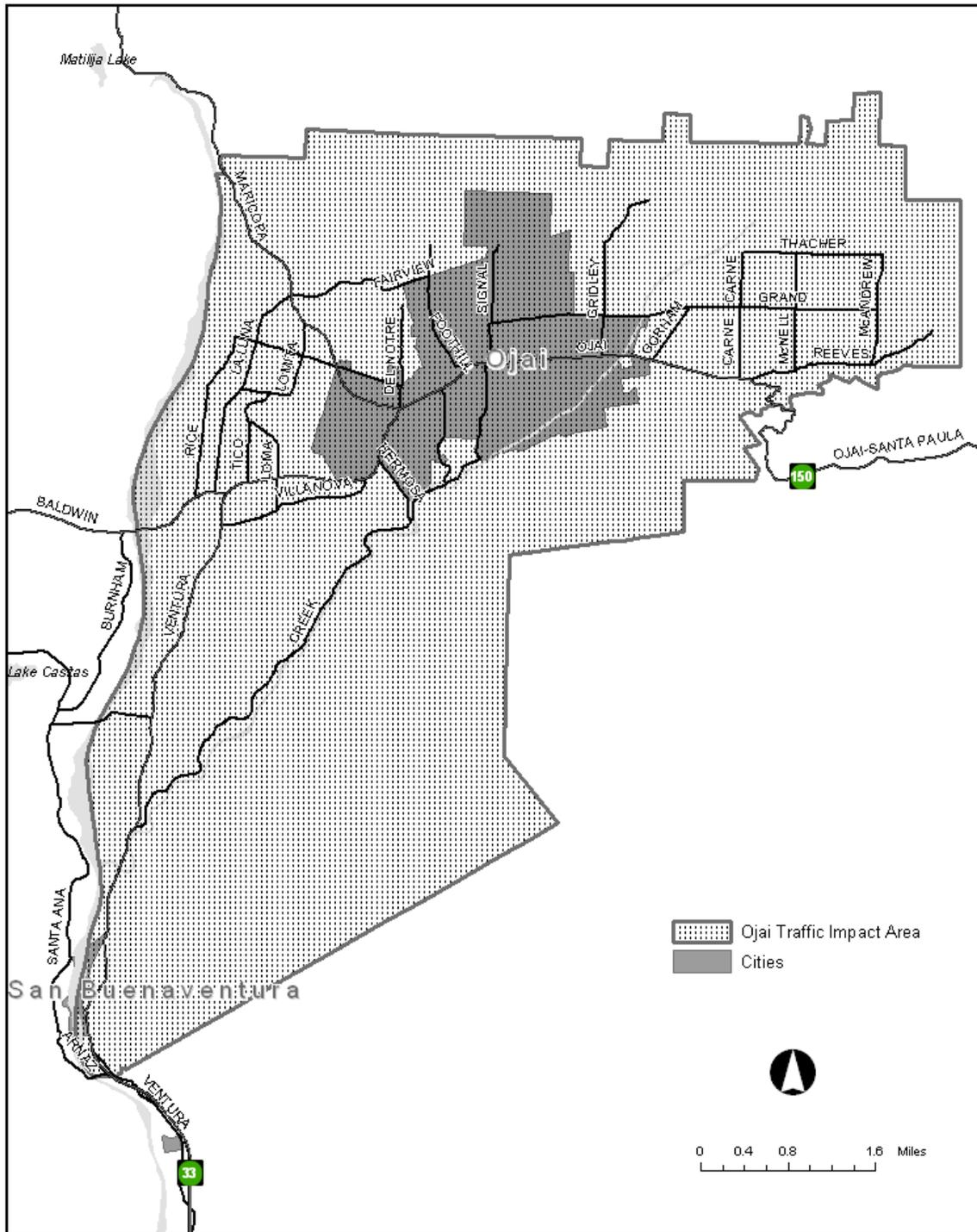
Exhibit 1 - Map of Ojai Traffic Impact Area

Exhibit 2 - California Coastal Commission Summary of Actions on Short-Term Rentals

Exhibit 3 - August 26, 2016 California Coastal Commission Letter to Mandalay Shores Community Association

Exhibit 4 – August 2, 2016 Board Letter Attachment – Options & Issues for Regulating Short-Term Rentals in Unincorporated Ventura County.

EXHIBIT 1



Ojai Traffic Impact Area

Ventura County Resource Management Agency,
Planning Division 4/29/03.

EXHIBIT #2

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.

*Sample of Commission Actions on Short Term Rentals
July 19, 2016*

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>

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**SENT VIA REGULAR AND CERTIFIED MAIL**

August 26, 2016

Mandalay Shores Community Association
Attn: Deirdre Frank, President
1237 S Victoria Ave. #252
Oxnard, CA 93035-1292

Subject: Rule to Prohibit Short Term Vacation Rentals

Dear Ms. Frank:

As you may know, the California Coastal Act was enacted by the state legislature to provide long-term protection of California's 1,100-mile coastline through implementation of a comprehensive planning and regulatory program designed to manage conservation and development of coastal resources. The California Coastal Commission ("Commission") is the state agency created by, and charged with administering, the Coastal Act. In making its permit and land use planning decisions, the Commission carries out Coastal Act policies, which, amongst other goals, seek to provide maximum public access to the sea.

The Commission has long considered overnight accommodations to be facilities that are critical to providing coastal access. In some instances, short term vacation rentals may provide a lower cost alternative to renting hotel or motel rooms for large families or groups of individuals. In all instances, short term vacation rentals increase the range of options available to coastal visitors. Under the Coastal Act, these types of rentals constitute a high-priority visitor-serving use that provide important overnight accommodations for members of the public in coastal communities and support increased coastal access opportunities. Specifically, the pertinent Coastal Act sections state¹:

Section 30213:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30222:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over

¹ The Commission certified a Local Coastal Program ("LCP") for the City of Oxnard, which enables the City to issue coastal development permits for development within the City's Coastal Zone, pursuant to the implementation and resource protection policies of the LCP. The policies of the Coastal Act, such as those noted herein, remain a standard of review of coastal development permits appealed to the Commission.

private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

A prohibition, such as the rule adopted by the Board of Directors of the Mandalay Shores Community Association on June 26, 2016 (“STVR Ban”), of an entire class of accommodation that provides widespread lodging opportunities that are varied in cost, is especially problematic in terms of consistency with the Coastal Act. Moreover, Pursuant to Section 30600(a) of the Coastal Act, any person wishing to perform or undertake development in the Coastal Zone must obtain a coastal development permit, in addition to any other permit required by law.

“Development” is defined by Section 30106 as:

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvest of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations...[underlining added for emphasis].

The STVR Ban constitutes “development” under the Coastal Act, as the rule would change access to the coast by diminishing the pool of visitor serving accommodations, and, therefore, requires a coastal development permit. Staff is not aware of any coastal development permit that has been issued for this development by the City of Oxnard or Commission, nor of an application for a coastal development permit. Any development activity conducted in the Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act.

Public Access Violation

As already stated, Section 30213 and 30222 generally provide for the protection of lower cost visitor serving facilities. The Association’s rule to purportedly prohibit short term vacation rentals does not protect lower cost visitor facilities, and, in fact, may result in the loss of lower cost facilities, in contravention of Coastal Act Sections 30213 and 30222.

In cases involving violations of the public access provisions of the Coastal Act, which is the case here, Section 30821 authorizes the Commission to impose administrative civil penalties in an amount of up to \$11,250 per day for each violation. In this case, as described above, there are significant violations of the public access provisions of the Coastal Act; therefore, the criterion of Section 30821 has been satisfied.

Please consider this letter to be written notification of our intent to consider pursuit of remedies, including administrative penalties pursuant to Section 30821. In order to avoid the accrual of monetary penalties, please immediately cease any activity that interferes with public access to the coast, including by taking the following actions: 1) rescind the rule described herein prohibiting short term vacation rentals, and 2) cease enforcement of said rule. Please send written confirmation within 15 days of the date of this letter that you have taken the actions listed above and ceased to interfere with public access to the coast.

Coastal Act Remedies

Furthermore, please be advised that the Coastal Act also provides for alternative imposition of civil liability (variously described as fines, penalties, and damages) by the courts for violations of the Coastal Act. Section 30820(a) provides for civil liability to be imposed on any person who performs or undertakes development without a coastal development permit, in an amount that shall not exceed \$30,000 and shall not be less than \$500 per violation. Section 30820(b) provides that additional civil liability may be imposed on any person who performs or undertakes development without a CDP, when the person intentionally and knowingly performs or undertakes such development, in an amount not less than \$1,000 and not more than \$15,000 per day for each day in which each violation persists.

In addition, Section 30809 states that if the Executive Director of the Commission determines that any person has undertaken, or is threatening to undertake, any activity that may require a coastal development permit without first securing a permit, the Executive Director may issue an order directing that person to cease and desist. Section 30810 states that the Coastal Commission may also issue a cease and desist order. Cease and desist orders may be subject to terms and conditions that are necessary to avoid irreparable injury to the area or to ensure compliance with the Coastal Act.

Mutually Agreeable Resolution

This agency also understands and appreciates that short term vacation rentals may raise neighborhood character and operational issues, such as site management, number of occupants, special events, parking, litter, and noise limits. Therefore, the Coastal Commission has endorsed certain regulations to require on-site management, enforcement protocols, occupancy limits, required parking, and other use provisions. For example, the Commission recently certified an amendment to the certified LCP for the City of Dana Point at its April 2016 hearing that provided for new regulations for short-term vacation rentals, including limitations on parking and number of allowable guests in order to minimize the impact of short term vacation rentals on beach users and neighbors.

In this situation, while it is not likely that staff would support a prohibition on short term vacation rentals due to the inconsistency of such a ban with the public access provisions of the Coastal Act, we believe that through the coastal development permit process, the Commission, City, and interested parties can work together to develop regulations for short term vacation rentals that address the Association's concerns while ensuring consistency with the Coastal Act and Oxnard LCP and avoiding the costs of litigation, and we are committed to working with the

Mandalay Shores Community Association

August 26, 2016

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City and Association towards that end. Therefore, we request that the Association first work with Commission and City staff to develop suitable regulations before taking action in the future related to short term vacation rentals in the community, excepting the actions listed above that are necessary to resolve this issue.

Thank you for your attention to this matter. If you have any questions about this letter, please do not hesitate to contact me at (562) 590-5071, and we look forward to receiving, by the deadline noted above, confirmation from the Association that the steps detailed above have been taken.

Sincerely,



Andrew Willis

Enforcement Supervisor

cc: Stephen Fischer, City Attorney, Oxnard
Steve Hudson, Deputy Director, CCC
Barbara Carey, Planning Manager, CCC
Molly Troup, Enforcement Analyst, CCC

EXHIBIT #4

Options & Issues for Regulating Short-Term Rentals in Unincorporated Ventura County

Introduction

The rapid rise in new on-line hosting platforms and other websites has led an increasing number of homeowners to offer short-term rentals (STRs). This growth has raised concerns within California communities and across the country about the community impacts of the growing STR industry. Ventura County is no exception. Numerous residents have expressed an interest in STRs and raised arguments both in favor and against their operation.

Advocates of STRs point to the many perceived benefits of the practice. Among the STR benefits often cited are: (1) their ability to help homeowners defray homeownership costs, and thus be able to remain in a home they might no longer be able to afford; (2) they generate new revenue for local governments; (3) they bring additional visitors to local businesses and thus help the broader economy; and (4) they create unique experiences for both visitors and hosts.

Those opposed to STR's have identified several significant negative impacts upon the neighborhoods and communities where they are located. Those perceived negative impacts include: (1) the noise, parking and trash generated by large groups of short-term renters; (2) the lack of health and safety oversight; (3) the operation of incompatible commercial enterprises within a residential neighborhood; (4) depletion of rental housing stock available for long-term renters; (5) rising purchase and rental prices associated with the reduced inventory; (6) compromising the neighborhood "fabric" because of fewer long-term residents; and (7) unfair competition for properly permitted motels, hotels and B&Bs.

The Ventura County Board of Supervisors took action in December, 2015 directing its staff to prepare a report identifying and evaluating issues and options for regulating short-term rentals (STRs) within the County unincorporated areas. The Board identified the following objectives, in priority order, for such regulations:

1. The quality of life of the neighborhood, and the reasonable expectation of neighbors to enjoy their homes, must be maintained;
2. The supply of housing for purchase and/or long-term rental should not be significantly reduced; and
3. Short-term rental units should enhance the local economy.

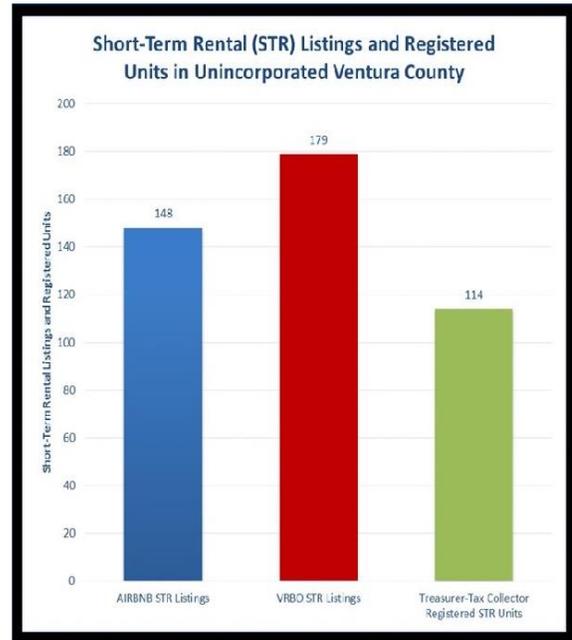
With these objectives as a guide, County staff prepared this report outlining the options available for regulating STRs in the unincorporated areas of Ventura County.

Background

Number of STR Units

The Board of Supervisors received a report in December, 2015 that provided a detailed review of STRs located in unincorporated Ventura County. The review was based on information provided by the Treasurer-Tax Collector’s Office as well as information from the two primary STR rental platforms, *Airbnb* and *Vacation Rentals by Owner (VRBO)*. The information available from these three sources illustrated that there are a number of STRs in the unincorporated area of the county. However, the numbers vary depending on the source, as shown in the table below (Chart 1).

Ventura County enacted a Uniform Transient Occupancy Tax Ordinance in 1978 which continues to be implemented by the Office of Treasurer-Tax Collector (TTC). Under the ordinance, a transient visitor is defined as any individual exercising occupancy for a period of 30 consecutive calendar days or less. The TTC collects an 8% transient occupancy tax from all licensed operators. The TTC indicates that short-term rental operators in Ventura County’s unincorporated areas include property management companies, realtors, and property owners.



A recent report from the TTC indicates that 114 STR locations are registered with the TTC and in operation in the unincorporated areas of Ventura County. As illustrated in the table on this page (Chart 1), that number is measurably lower than the number of STRs being offered on either the *Airbnb* or *VRBO* platforms. Although this discrepancy may appear significant, studies have shown that fees and taxes can significantly reduce rates of compliance, sometimes to less than 10%. Clearly, the County’s unincorporated areas suggest a much better compliance rate than the national average.

Within Ventura County’s unincorporated areas, two hubs of short-term rentals stand out as most active. As expected, the County’s beach communities see the highest density of listings; included in this category are not only the “urban” beach areas of Hollywood and Silverstrand Beaches, but also the beach communities north of Ventura and those in the Santa Monica Mountains area. The Ojai Valley is the second area showing a high density of STRs. The map below (Chart 2) shows the current distribution of STRs as reported by

the TTC in its latest report. This distribution is consistent with the information gleaned from the *Airbnb* and *VRBO* website listings. The map illustrates the concentration of STRs in the beach communities, where almost three-quarters of all unincorporated STRs are located.



Chart 2: Locations of Short-Term Rentals reported by the Ventura County Treasurer-Tax Collector's Office

Neighborhood Survey Results

In the spring of this year, the City of Oxnard conducted an informal on-line survey to gather opinions from Oxnard residents regarding STRs within their community. The survey was available for non-City residents to complete as well, and 76 surveys were completed by residents and/or property owners from the Silverstrand and Hollywood Beach unincorporated areas. As these two neighborhoods are home to a significant number of the STRs within the unincorporated area, the survey results are relevant to this report and discussion.

The survey was relatively brief and asked just a handful of questions related to STRs. The survey results for the Silverstrand and Hollywood Beach unincorporated neighborhoods can be summarized as follows:

- 70% of the respondents were homeowners, while 12% were STR operators.
- 64% of the respondents described themselves as full-time residents while 12% described themselves as business owners.
- 95% of the respondents indicated they were aware of short-term rentals operating in their neighborhood, with almost 60% indicating they were aware of at least 6 operating STRs.
- 48% of the respondents believed STRs were having a positive impact on their neighborhood, while 24% believed they were having a negative impact. 20% perceived both positive and negative impacts.
- 68% responded that STRs should be allowed within single-family residences.
- 33% responded that they favored a required minimum-stay greater than 2 nights.
- 72% responded that they believe STRs should be required to obtain a permit in order to operate.
- 67% believe that STRs should obtain a business license and pay taxes just as a hotel would.
- 88% responded that a responsible caretaker/owner should be available at all times to respond to nuisance complaints.

The complete survey results for the Hollywood Beach and Silverstrand neighborhoods are provided in Appendix A. To the extent the survey respondents represent the community, the results suggest that the residents of these two neighborhoods support STR regulations consistent with those typically adopted by local governments in California that elect to allow and regulate those units.

Discussion

The Board of Supervisors heard testimony in December, 2015 from numerous interested individuals. Residents raised a number of the issues and concerns that have been raised across the state and country as the regulation of STRs has been debated. The primary issues of concern were noise, parking, trash, and the damage done to the “fabric” of local neighborhoods. In addition to those negative issues, residents raised a number of benefits that were realized through STRs. Among these benefits were the additional revenue off-setting mortgage costs, and bringing additional tourists into the area. For the most part, the testimony indicated a desire to not prohibit STRs entirely, but to regulate them in a manner that allows the benefits to be realized while in turn avoiding the negative impacts.

Potential Regulatory Approaches

There have been a number of regulatory approaches taken by local governments to address the negative impacts associated with STRs. Before describing some of the approaches and the challenges associated with them, it should be recognized that STRs

have been categorized into two groups. Some STRs are offered by persons who reside on the property and either offer a room within their home or in a separate cottage or studio on the property. These are often referred to as “Home Stays” or “Home Sharers”. The other form of STRs are those where the entire unit is rented out and there is no permanent resident on the property. These are sometimes second homes or vacation homes that are rented out when the owner is not using the unit themselves; others are dwellings purchased for investment purposes.

While no studies have been specifically done for Ventura County, there is information available for other areas to describe the market breakdown for these two types of units. *Inside Airbnb*, a data aggregation website, indicates that of the 17,044 listings currently available in Los Angeles, 60.4% advertise availability for an entire home or apartment.¹ Across other major cities, *Inside Airbnb*¹ illustrates that this trend stays relatively consistent with data collection and visualization for Oakland, San Diego, San Francisco, and Portland showing a range of 57.1% to 64.7% of Airbnb.com listings offering an entire dwelling unit rentals. These percentages are in line with those described in a March 2015 report prepared by the Los Angeles Alliance for A New Economy (LAANE), a non-profit group based in Los Angeles. The LAANE study found the following entire home STR rates: New York City – 59%, Los Angeles – 64% and San Francisco – 62%.

Existing ordinances in cities and counties throughout California rely on a number of mechanisms to regulate short-term rentals in a variety of ways. In general, the primary target of local regulations has been the negative community impacts in the form of visitor nuisances, the primary concerns being noise and parking. A secondary concern has been the change in neighborhood character brought about by the proliferation of STRs. The third primary target of local regulations has been the avoidance of paying proper transient occupancy taxes (TOTs).

Because complaints related to noise, parking and other nuisances are almost entirely related to STRs where the entire unit is rented out, some jurisdictions have taken the approach of simply prohibiting such STRs, and only allowing “Home Stays” where the owner resides on the property. This is the approach taken by the City of Santa Monica and others. In this model, Home Stays are allowed and simply required to register and pay the required TOT. This approach also largely addresses the concerns regarding an owner’s ability to generate revenue to keep their home, the retention of the neighborhood character, and the proper payment of TOTs. This approach is simple and easily understood, and as such is also relatively easy to enforce.

Other local jurisdictions, in an effort to allow all STRs to continue to operate within their communities, have elected to address the issue in essentially one of two ways. First, some areas (the City of Ventura, for example) have established relatively simple regulations and required that all units register with the jurisdiction and obtain a business

¹ *Inside Airbnb* <http://insideairbnb.com/los-angeles/index.html?neighbourhood=&filterEntireHomes=false&filterHighlyAvailable=false&filterRecentReviews=false&filterMultiListings=false>

license and pay TOTs. These ordinances also often include a variety of other regulations such as minimum stay durations, seasonal limits, and occupancy limits. The primary means of addressing the nuisance complaints is through self-regulation. This is accomplished by 24-hour contact information being provided to neighbors and revocation of licenses when problems are not timely addressed. According to City of Ventura staff, this system has proven effective at reducing nuisance problems and has not raised any significant enforcement issues.

The second approach to allowing STRs to continue to operate is to adopt a more complex set of regulations. In addition to the registration, licensing and TOT payment requirements, there are a number of other standards and requirements included in the ordinance, such as:

- Occupancy limits (typically based on the number of bedrooms)
- On-site parking standards (linked to occupancy)
- Minimum length of stay requirements
- Limits on the number of rental days
- Seasonal limits (e.g. no off-season rentals allowed)
- STRs prohibited in certain zones
- Outdoor and interior signage
- 24-Hour contacts for property management
- STR density limits (e.g. maximum number of STRs per block)
- Prohibitions on events and parties
- Quiet hours
- On-site host requirement
- Neighbor notification requirements
- Health & safety/compliance inspections (initial and/or annual)
- Performance bonds

Where these more complex regulations are put in place, there is often a more robust permitting process that involves, at a minimum, a simple ministerial permit but in many instances requires a discretionary permit such as a conditional use permit.

The following is a summary of a number of regulatory approaches that have been implemented in other local jurisdictions. Listed under each jurisdiction are the key elements of their regulations, not the entire extent or details of their ordinance requirements. The variety of approaches reflects the unique nature of each locality; however, it can be seen that there are significant areas of commonality among the regulations.

City of Malibu - Unit registration
TOT collection and payment

Santa Cruz County -

Permit required (no time limit)
Notice mailed to all properties within 300'
TOT collection and payment
24-Hour contact/management within 30 miles
Limited to residentially-zoned properties
Quiet hours and noise limitations
Maximum two occupants per bedroom + 2 additional overnight
Day-time occupancy limit of twice Night-time limit
On-site parking required

Palm Springs -

Only the owner can rent the property
Unit registration
TOT collection and payment
Administrative fee
Occupant limits tied to # of bedrooms
ID local contact person (with a contract)
Distribution of a "good neighbor brochure"
City-operated "hot line" – response time requirements

City of Petaluma -

Annual permit and business license required
Requires notice and contact info to properties within 100'
Distribution of a "guest manual"
TOT collection and payment
Limited to residential, planned unit and mixed use districts
No more than two occupants per bedroom + 2 additional overnight
Un-hosted units limited to 120 rental days per year
Contact/manager must be able to respond in one hour
Mediation after 3 complaints

Monterey County -
(Draft)

Ministerial land use permit required
Residential areas only
Limited to one unit for every 15 acres (for large parcels)
Maximum 7 rental days per month
Events/non-residential uses prohibited
TOT collection and payment
24-hour contact/management
Initial and annual building inspections
Maximum 2 occupants per bedroom + 2 additional overnight
No more vehicles than available off-street parking spaces

County of San Luis Obispo -

Zoning Clearance in coastal zone; Minor Use Permit inland
Notice mailed to all properties within 200' and posted on city web
Business license and TOT collection and payment
24-hour contact/management
Limited to no more than 4 separate tenancies per month
No other uses allowed (e.g. home occupation)
Maximum two occupants per bedroom + 2 additional overnight
Trash containers out of sight
On-site parking required

Santa Monica -

Allows Home Shares only
TOT collection and payment
Business license required

City of Sonoma -

Requires a conditional use permit and a business license
TOT collection and payment
Annual fire department inspections

Sonoma County -

Home Stays allowed under a zoning clearance
STRs allowed with zoning clearance if standards are met
Maximum 5 bedrooms
Maximum 2 occupants per bedroom + 2 additional overnight
Limits on daytime visitors
One STR per parcel
No more vehicles than off-street parking spaces
Quiet hours and noise thresholds
Outdoor amplified music prohibited
TOT collection and payment
24-hour contact/property manager – 30 minute response
Notice mailed to all properties within 300'
No STRs in affordable or farmworker units or on LCA contract lands
STRs not meeting standards require a conditional use permit

When considering regulations for the unincorporated areas of Ventura County, the regulations adopted by the 10 cities within the county are particularly relevant. Wherever possible, it is preferable for County and City regulations to be the same or similar, so as not to create confusion among local residents. Within Ventura County, only three of the cities have adopted regulations regarding STRs. And all three of them are very different. The following is a summary of the regulations for those three cities:

City of Ojai -

STRs, including Home Shares, are entirely prohibited

- City of Ventura - Annual permit/review
 “Nuisance response plan” mailed to all properties within 300’ and posted on city web
 Business license and TOT collection and payment
 Contact/property manager must respond within 45 minutes
 Renter must acknowledge ordinance requirements
 2-night minimum stay; 7-night minimum stay during summer peak
 Maximum 2 occupants per bedroom
 Trash containers out of sight
 Quiet hours and “Good Neighbor Guidelines”
- City of Fillmore - Conditional use permit required for any STR
 Allowed only in single-family dwellings in residentially-zoned areas
 24-hour contact/property manager
 Trash containers out of sight
 Renter must acknowledge ordinance requirements
 Building inspection prior to permit issuance
 Business License and TOT collection and payment
 Home Stays require additional parking space per rented room
 Maximum 2 occupants per bedroom + 2 additional overnight for whole unit STRs
 Home Shares limited to two transient occupants

Regulatory Components

As illustrated above in the summary of approaches taken by a variety of local jurisdictions, there are a number of elements associated with the regulation of STRs. These elements include licensing/permitting, fees/taxes, operational limits, property management, public notice, and enforcement. The following is a brief discussion of each of these regulatory components and possible approaches for Ventura County in light of the over-arching objectives outlined by the Board of Supervisors and described in the Introduction.

Licensing/Permitting

Most cities which are permitting transient rentals are doing so by issuing a revocable and non-transferable permit to the owner of a property rather than granting a land use entitlement to a parcel of land. Moreover, many jurisdictions have established these as annual permits. Also, the permit type is often different for different types of STRs. This approach is more flexible and provides the potential for more local control over the activity. It also appears that every jurisdiction requires STR operators to obtain a business license and pay TOTs.

Based on the above, one potential approach for unincorporated Ventura County would be to: (1) require an annual business license for all STRs; (2) allow Home Stays with no discretionary land use permit such as a conditional use permit; (3) allow entire unit STRs that meet standards with an annual administrative permit; and (4) entire unit STRs that do not meet standards would be prohibited or required to obtain a discretionary land use permit such as a conditional use permit.

Fees/Taxes

Every local jurisdiction reviewed for this report requires the collection of TOTs. In addition, administrative fees are assessed to cover the cost of permit processing and business license issuance. Given the Board of Supervisor's policy that County services which provide a specific benefit be "fee off-set", it would be appropriate for administrative fees to be charged to STR operators requesting required permits and licenses.

The County currently collects TOTs from those STRs operating in the unincorporated area of Ventura County that have registered with the TTC. The current transient occupancy tax rate assessed in unincorporated Ventura County is 8%. The TOT rate within the 10 Ventura County cities is 10%. An increase in the County Unincorporated Area rate to align with the cities' rate would require voter approval in accordance with Proposition 218.

Operational Limits

Local jurisdictions have placed operational limits on STRs primarily in an effort to address direct neighborhood impacts, most specifically noise, parking, and trash removal. Some jurisdictions have also placed "locational" and "unit type" limits to address neighborhood character/fabric and rental housing stock concerns. These are issues directly related to the Board-identified objectives to preserve neighborhood quality of life and the preservation and affordability of long-term rental housing stock.

In an effort to address direct neighborhood impacts, STRs in unincorporated Ventura County could be required to meet the following standards: (1) occupancy is limited to two persons per bedroom, maximum 5 bedrooms; (2) events/non-residential uses are prohibited; (3) number of overnight vehicles limited to the number of available off-street spaces; (4) daytime visitors limited to 18; (5) quiet hours from 10:00 p.m. to 8:00 a.m. must be observed; (6) trash picked up and containers kept out of sight; and (7) all standards posted in unit and accepted in writing by the tenants.

In an effort to address neighborhood character and rental housing stock concerns, the following standards could be applied to unincorporated area STRs: (1) only the property owner can rent the property; (2) entire unit STRs limited to maximum number of rental days per month, or maximum number rental days per year; (3) there is a two-night minimum stay, and a minimum night stay during summer peak; and (4) STRs are not allowed in permitted second dwellings, farmworker/animal caretaker dwellings, mobile home parks, or on lands under LCA contract.

Property Management

For any STR other than Home Stay units, all locally-adopted regulations reviewed by staff require some form of active property oversight, management and response to complaints. These generally take the form of a nearby contact or property manager who can respond promptly to complaints received from neighbors. It also appears that most jurisdictions require the provision of information to tenants and many require some level of inspection to ensure units are safe and meet building code requirements.

To ensure proper and responsive management of STRs, the following could be required of unincorporated area STRs: (1) all tenants are provided a “Good Neighbor” brochure and standards related to occupancy, noise and parking are prominently posted within the unit; (2) a 24-hour contact person must be identified and their phone number provided to the County, neighbors, and tenants; (3) the contact person must be in a position to respond to any complaints within X minutes; (4) all complaints and responses must be documented and reported to the County within 24 hours; and (5) an initial property inspection is required to ensure fire and emergency access standards are met.

Concerned with potential alterations to neighborhood character, homeowner’s associations (HOAs) have, in the past, acted to restrict the ability of a homeowner to rent or lease the property as a short-term rental. While the County cannot delegate its land use permitting authority to HOAs, it is possible for the County to establish a limited role for HOAs. For example, Monterey County requires HOA approval for STRs located within the boundaries of an HOA.

Public Notice

In most jurisdictions that have adopted regulations governing STRs, they have included public notice requirements for all types of STR units, with the exception of Home Stay units. The public notice requirements serve two primary purposes. First, for those jurisdictions that require a conditional use permit or other discretionary type permit, the requirement is related to the public hearing phase of the permitting process. Second, the public notification is directed toward ensuring neighbors have the 24-hour contact/property management information associated with the STR so that they can readily report problems and have them responded to in a timely manner.

If the Board were to determine that STRs in the unincorporated area can be allowed with a discretionary permit, the County’s current public notice requirements would apply and notices would be sent to all property owners within 300’ prior to the public hearing. However, the noticing requirements associated with public hearings do not serve the dual purpose of providing important contact information regarding operational issues. To ensure proper public notice at all phases, in addition to current noticing requirements for hearings, the following could be required of unincorporated STRs: (1) public notice of pending and/or issued ministerial permits is provided to all neighbors within 300’ of the proposed STR; (2) all STRs and their 24-hour contact information are listed on the

County's web site; and (3) 24-hour contact information is posted on the exterior of the STR in public view.

Enforcement

As noted above, most of the STR permitting programs implemented at the local level are based on the issuance of short-term permits and licenses (most often one year, but in some cases two). The primary benefit of this approach is that it clearly establishes a regular and routine review of STR operations and, if needed, enforcement of permit conditions and/or standards. In addition, several jurisdictions have established penalties, fees and permit revocation processes specifically to address STRs.

Regardless of the permit type required by the County, if STRs are to be permitted in the unincorporated area, the following enforcement-related requirements could be put in place: (1) permits issued with one-year terms; if no complaints, permits automatically renew for a subsequent one-year term; (2) require a non-refundable compliance deposit to cover the cost of staff investigations of complaints; (3) automatically revoke a permit after three verified complaints; and (4) establish a penalty schedule with fine amounts at a level that discourages violations and the operation of STRs without a permit.

Coastal Zone Issues

As illustrated in the map in Chart 2, the majority of the known STRs in the unincorporated area are within the County's coastal zone. Therefore, STR regulations that would apply to most of the known units would necessarily have to be adopted within the County's Coastal Zoning Ordinance (CZO). The CZO is part of the County's adopted Local Coastal Program (LCP), which is guided in large part by the State's coastal management goals. One of the State's primary goals is to maximize public access and visitor-serving opportunities within the coastal zone. And one of the Coastal Acts policies states that "Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided." Therefore, any regulations governing coastal STRs that the County might wish to consider will need to be viewed through this "LCP lens" and ultimately reviewed and approved by the California Coastal Commission.

SUMMARY

A number of jurisdictions in California are looking into the regulation of STRs. The central debate over STRs has revolved around nuisance complaints (e.g., noise, parking, trash) from poorly managed STRs, as well as their impact on rental housing availability and cost. Regulatory responses to STRs have ranged from outright prohibition of any STRs, to allowing "Home Share" STRs only, to allowing STRs of all types as long as a variety of permit standards and requirements can be met. In all cases where some type of STR has been permitted, a licensing/permitting process has been established and the collection of TOTs has been required.

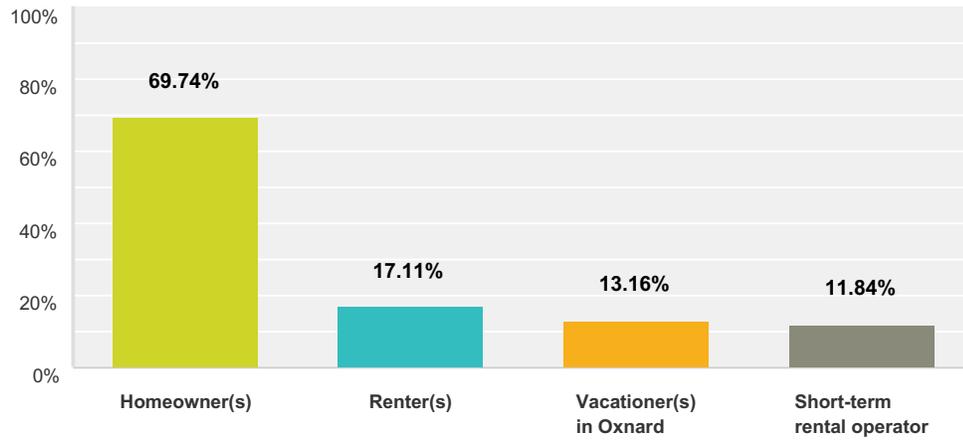
“Home Shares” (STRs where the owner lives on-site) have been generally found to generate few if any nuisance complaints. As such, where there is regulation of those units it is directed toward addressing their impacts on rental unit availability and cost. Where other types of STRs have been allowed, the regulations have also been directed at addressing nuisance issues and complaints. This report summarizes a range of regulatory approaches taken by other jurisdictions and has outlined a series of specific options for consideration by the County in the areas of Licensing/Permitting, Fees/Taxes, Operational Limits, Property Management, and Public Notice.

APPENDIX A

City of Oxnard Short-term Rental Survey Results

Q1 I am a / We are:(choose all that apply)

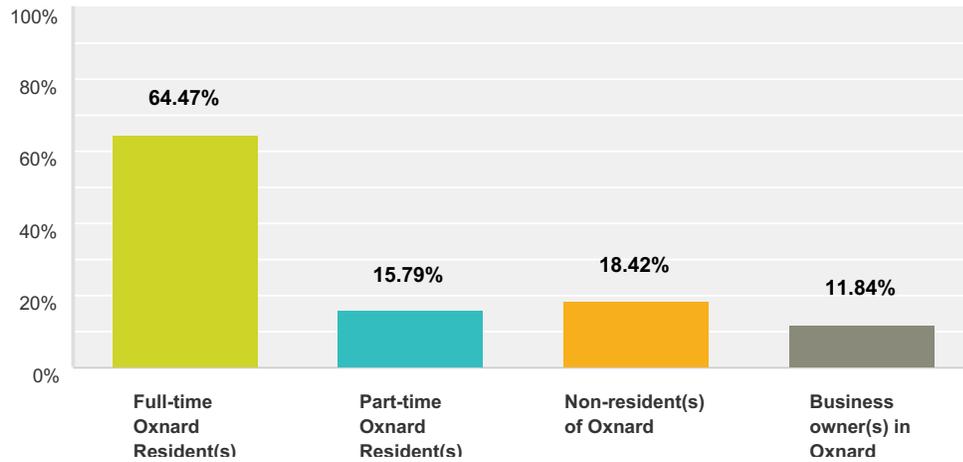
Answered: 76 Skipped: 0



Answer Choices	Responses	Count
Homeowner(s)	69.74%	53
Renter(s)	17.11%	13
Vacationer(s) in Oxnard	13.16%	10
Short-term rental operator	11.84%	9
Total Respondents: 76		

Q2 I am a / We are:(choose all that apply)

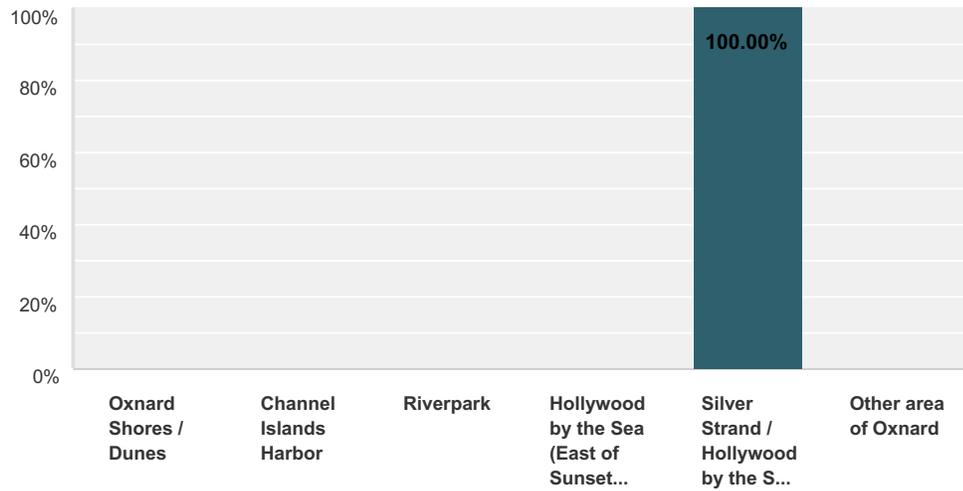
Answered: 76 Skipped: 0



Answer Choices	Responses	
Full-time Oxnard Resident(s)	64.47%	49
Part-time Oxnard Resident(s)	15.79%	12
Non-resident(s) of Oxnard	18.42%	14
Business owner(s) in Oxnard	11.84%	9
Total Respondents: 76		

Q3 Please identify the area which best describes the neighborhood you live in or where you operate your short-term rental. If you are unsure of the name of your neighborhood a map can be found here: <http://goo.gl/jzYbK7>.

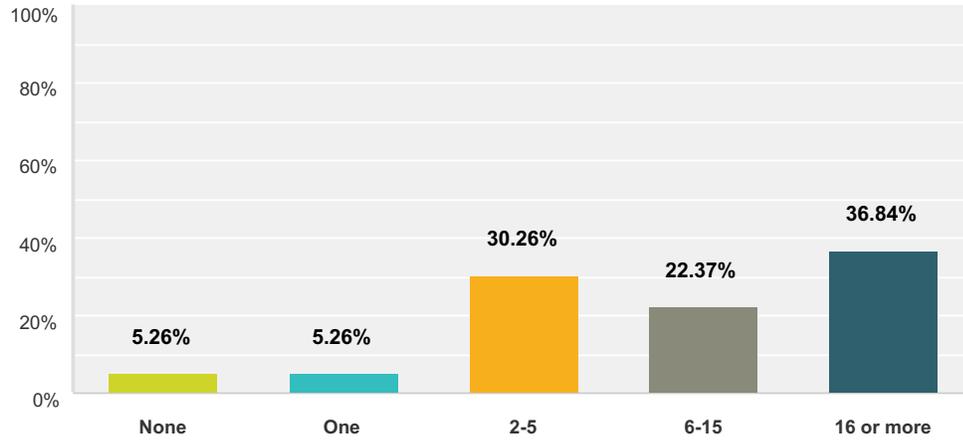
Answered: 76 Skipped: 0



Answer Choices	Responses
Oxnard Shores / Dunes	0.00% 0
Channel Islands Harbor	0.00% 0
Riverpark	0.00% 0
Hollywood by the Sea (East of Sunset Lane)	0.00% 0
Silver Strand / Hollywood by the Sea (West of Sunset Lane)	100.00% 76
Other area of Oxnard	0.00% 0
Total	76

Q4 How many short-term rentals are you aware of in your neighborhood? (a short-term rental has a term of less than 30 days)

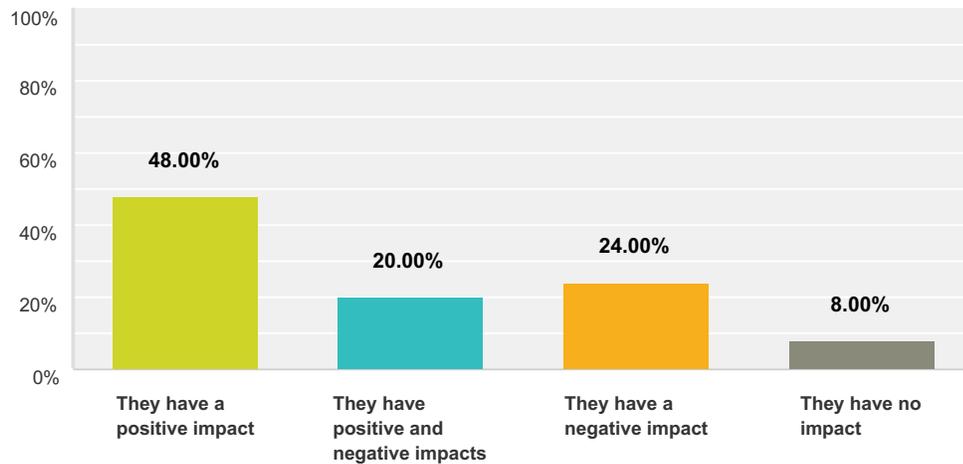
Answered: 76 Skipped: 0



Answer Choices	Responses	
None	5.26%	4
One	5.26%	4
2-5	30.26%	23
6-15	22.37%	17
16 or more	36.84%	28
Total		76

Q5 How do you perceive the presence of short-term rentals in your neighborhood?

Answered: 75 Skipped: 1



Answer Choices	Responses
They have a positive impact	48.00% 36
They have positive and negative impacts	20.00% 15
They have a negative impact	24.00% 18
They have no impact	8.00% 6
Total	75

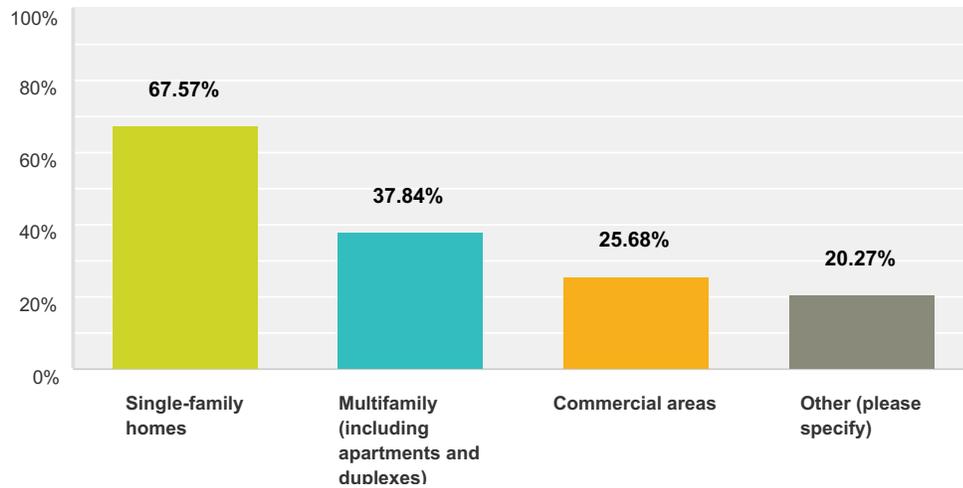
#	Briefly describe examples of how short-term rentals have affected your neighborhood. (180 character max)	Date
1	renters have no skin in the game and consequently seem to show little-to-no respect for full-time residents or the community at large.	3/29/2016 11:26 AM
2	Income for the city County of Ventura Via TOT tax.	3/28/2016 5:07 PM
3	Brings new tourism and money to the local businesses	3/28/2016 5:05 PM
4	Excessive cars, people and noise disrupt the peace we enjoyed prior to the increase in vacation rentals. The partying and noise at all hours of day and night are objectionable. Trash cans are put out days in advance of pick up days.	3/28/2016 5:00 PM
5	Change the character of established street/neighbors. Source of barking dogs disturbances. Disregard for neighbors tranquility. Impact on limited parking. Longer term rentals tend to meld better with longer. Tenants often tend to over populate space,of single family residences.	3/28/2016 2:34 PM
6	You lose the security that comes with homeowner, neighbors. Short Term renters do not have the same investment in the community.	3/28/2016 1:17 PM
7	Short term rentals bring business for area. Residence blame parking and noise on the short term renters when for the most part it is the full time home owners or long term renters.	3/26/2016 1:51 PM
8	The beach has always had a high number of short term rentals, or second homes as many a half that a unoccupied. The short term renter frequents restaurants and supports tourist business. A short term rental next door is better than a bad long term renter. In my area the owners take pride in the properties and they are well maintained/ and responsive it's never been a problem.	3/26/2016 12:10 PM
9	The renters have revitalized the local economy. There is more restaurants, things to do like kayak rentals and whale watching tours etc!	3/26/2016 8:49 AM
10	More cars, noise, people, trash.	3/26/2016 8:10 AM

11	the renters often have many more people staying than the terms allow and there are loud parties late into the night	3/26/2016 7:59 AM
12	Fires on the beach at night, left burnt wood and garbage/alcoholic containers; loud parties; parking in bike lanes and streets in front of fire hydrants	3/25/2016 10:52 PM
13	A lack of respect for the neighbors and neighborhood. Brings commerce to the local business's	3/25/2016 9:45 PM
14	They bring in commerce and are always very pleasant.	3/25/2016 9:27 PM
15	They allow me to live there when I'm working nearby.	3/25/2016 8:38 PM
16	The vacation rentals add to the community and are an important part of the economy.	3/25/2016 5:46 PM
17	I have owned and lived in the area for 35 years. there has always been vacation rentals in the area and the people who rent houses in the area frequent the stores and restaurant purchase food at the grocery stores etc. I believe they enhance the area more than harm	3/25/2016 5:32 PM
18	vacationers/short term renters spend money in the area giving us a much needed boost to the local economy. Airbnb requires renters to be "rated" at the end of each stay so they are always respectful and keep places very clean. We have never had a problem in our neighborhood! Keep them coming!	3/25/2016 3:01 PM
19	People need and want access to our beaches. Almost all of them can't afford a 2-4 million dollar house (or extra house) at the beach. There aren't many hotels at the beach (in our area anyway). So, only the rich should be able to enjoy the beach?...Nah!	3/25/2016 12:41 PM
20	We live and work and play here and are buying a home here. We want to live somewhere that is safe for our kids. Airbnb brings in randoms, we don't even know if they are listed as pedifiles- they are strangers! We live by an Airbnb and last summer was horrible. The renters were aggressive drunk and pooped in the front row houses yard also broke in to it! My friends and family have used Airbnb here but I'd rather everyone just stay in a hotel. We pay a lot to live in a close not safe community. Airbnb doesn't belong here	3/25/2016 11:36 AM
21	Excessive noise at late hours. Parking issues/ too many cars, parking in my driveway, parking in pedestrian/ bike lane areas. Entering my property. Urinating and defecating! in my property (we are on the beach) and they did not want to walk back to their rental to use the restroom! Leaving trash and debris on the beach. Using my trash containers when they have filled up the ones at their rental.	3/25/2016 11:05 AM
22	I have a vacation rental next door and have no issues, individuals are polite and respectful of the neighbors	3/25/2016 10:55 AM
23	My family members rent one often for a visit and have had great experiences. No problems	3/25/2016 10:36 AM
24	They're good for my business, but some of the renters disrespect the neighborhood by littering the beach, being very loud at night, & parking in non-parking spots or on private property.	3/25/2016 9:39 AM
25	loud noise parties	3/25/2016 9:24 AM
26	able to give homeowners flexibility	3/25/2016 9:22 AM
27	I've never personally had a problem with them.	3/25/2016 9:08 AM
28	Brings in interesting people from all over the world. Income helping to pay for sons university tuition.	3/25/2016 8:54 AM
29	It adds color, sometimes good, sometimes not... all in all it is just part of life	3/25/2016 8:36 AM
30	Allowing home owners to utilize and maximize their property in a fashion that they see fit should be and is their right. It is their property after all.	3/25/2016 8:27 AM
31	The majority of them have been respectful and have brought much needed revenue to the area's businesses. Those that are negative can be dealt with by alerting the authorities.	3/25/2016 8:01 AM
32	I own two businesses on Silverstand beach. The short term renter's are very important to the local economy. I would estimate 25% of sales come from short term renters. The small businesses on the beach already have a difficult time making it. Taking away this income could close a lot of them.	3/25/2016 8:00 AM
33	Its fine let the rich pay for the luxury we need Volume in this town it's so needed the Money in this Town!	3/25/2016 7:57 AM
34	They bring visitors from other places to the area and they usually spend money at local establishments. They provide a way for a large group of family and friends to stay at one place and enjoy a residential environment and the beach community which hotels do not offer.	3/25/2016 7:41 AM
35	When there are multiple families or a large group intent on drinking themselves "stupid" having them as neighbors is very difficult living near by. A single or two nice, respectful families make a delightful spark in the week!	3/25/2016 7:35 AM
36	Most are families on vacation at the beach. As a child our family did the same. It was always fun. It is nice to see new faces and helps local business.	3/25/2016 7:19 AM

37	We have had many problems with inconsiderate renters in short term rentals. No one benefits from these short term rentals except for the absent owners of these short term rentals. They are drastically changing the feel of our neighborhood. Some problems have been loud parties, excess cars, trash, disrespect to neighbors. The list goes on. I didn't pay all this money to buy a beach home in Oxnard to be living next to a hotel. I'm trying to raise a family here as this is a single family residential community not a hotel.	3/25/2016 6:56 AM
38	Loud parties, illegal parking, drinking on beach, animal feces on beach, trash on beach, etc	3/25/2016 6:45 AM
39	The constant stream of people staying here for a few nights disrupts our day to day life. People partying into the early hours of the morning when we have to work the next day.	3/25/2016 12:57 AM
40	Homes are maintained	3/24/2016 10:45 PM
41	I wouldn't even notice most of short term rentals if I didn't walk my dog a few times a day & see how often new people are coming & going. It's an active beach community so I don't expect it to be silent. The biggest potential impact on me personally has been a huge increase in long term rental prices. There have been fewer rentals available and I have been priced out. I will be moving to Ventura at the end of the month because I can't afford the rent hike to renew my lease. I don't know if more owners are choosing short term renters over long term tenants, but prices have jumped by several hundred dollars for a small apartment in a multi-unit home in just over 2 years.	3/24/2016 9:55 PM
42	They help keep up on the maintenance of the property. Too many owners that don't come visit their Beachhouse and don't rent it out tend to let it go.	3/24/2016 9:49 PM
43	Noisy parties	3/24/2016 9:03 PM
44	Visitors leave trash, don't curb or leash their dogs, speed, and are loud	3/24/2016 5:55 PM
45	Loud parties and rude people too many vehicles	3/24/2016 1:04 PM
46	Too much traffic. Parties, dogs left barking and unattended, more tenants than house or rental agreement designated!!	3/24/2016 12:37 PM
47	Brings business to the city of Oxnard, vendors such as cleaners acquire more work, and the travelers get to experience Oxnard for what it truly is, like a local.	3/23/2016 9:58 AM
48	Short term renters do not have a stake in the hood. Noise, beach fires, dog feces. On other hand they provide income for prop owners	3/23/2016 9:41 AM
49	Many short-term renters use the homes/condo's to host large numbers of guests and for parties. These parties sometimes last late in the night. The rental property owners are mostly interested in maximizing their income and don't seem to care about the impacts to neighbors.	3/23/2016 7:57 AM
50	I think they are a plus in the neighborhood . The homes are taken care of much more than long term rentals.	3/23/2016 12:17 AM
51	Brought much needed tourist dollars to the area. I do not allow parties or large groups, so noise complaints are non existent. Short term renters are more respectful of my home than when it was a regular rental (who could not afford to eat at the restaurants or buy souvenirs). We are now able to use the home ourselves as well. I have an open relationship with my neighbors of who is coming and going via email-so they are aware who is staying in my home. They are welcome to contact me anytime with any cares or concerns.	3/22/2016 11:54 AM
52	Negatives- Parking- not enough The summer months are getting hotter, people are sitting outside because homes do not have enough air circulation. So noise echoes, all hours of the day especially at night. Positives- brings income to the city of Oxnard, the renters help keep our local business sustainable during the year. Our city and beaches have never been more popular and to bring people to a place that used to be desolate is huge in keeping our community economically viable for the future. The beach is public and should be shared with everyone and to see the memories being created is wonderful. The beach rentals bring families together - we do not live near a college or university to bring college kids to come and party. It is brothers sisters uncles aunts kids gramma and grampa that come together to rent a home. I myself had my girlfriends from DC fly out and we rented a home oceanfront on Hollywood beach and we had the most amazing time. I don't live oceanfront but We were able to create such great memories and all in my own backyard. I didn't have enough room to have them stay at my home and a hotel is not the same experience.	3/21/2016 7:34 PM

Q6 I believe short-term rentals should be allowed in the following locations: (check all that apply)

Answered: 74 Skipped: 2

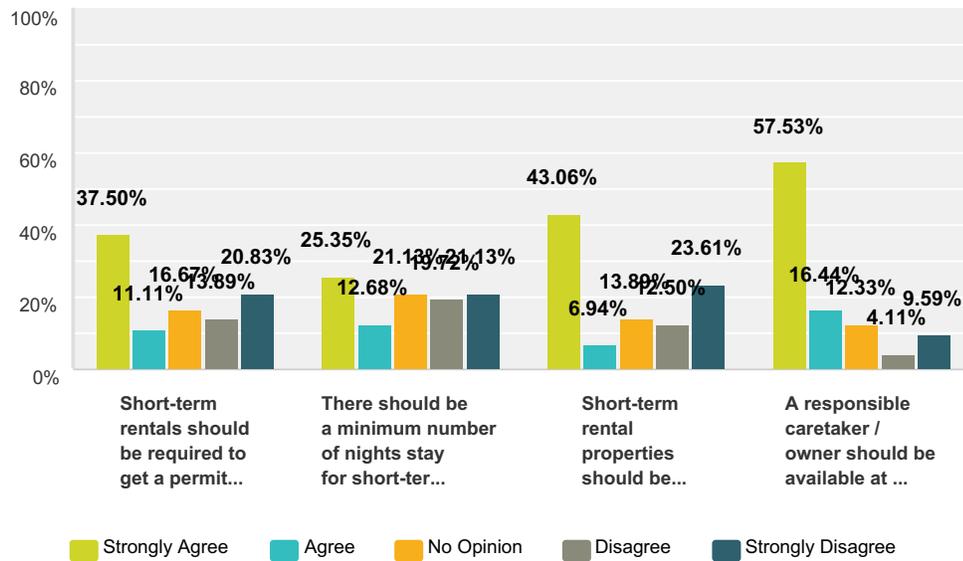


Answer Choices	Responses
Single-family homes	67.57% 50
Multifamily (including apartments and duplexes)	37.84% 28
Commercial areas	25.68% 19
Other (please specify)	20.27% 15
Total Respondents: 74	

#	Other (please specify)	Date
1	where timeshares and hotels are	3/29/2016 3:59 PM
2	There is no decent hotels around this part of Oxnard	3/26/2016 12:10 PM
3	None. Should not be allowed.	3/26/2016 8:10 AM
4	Make a grouping of them in an area down by the jetty instead of throughout all the streets. There is already a cluster of them down there.	3/25/2016 10:52 PM
5	No apts or commercial	3/25/2016 9:45 PM
6	None on our beaches	3/25/2016 11:36 AM
7	not here at all	3/25/2016 10:08 AM
8	Where there is adequate space to handle the a amount of people. (IE - not putting 4 families into a 2 bedroom home!)	3/25/2016 7:35 AM
9	Hotel. Or maybe with the harbor growth they can build a time share condo complex for vacationers	3/25/2016 6:56 AM
10	None	3/25/2016 6:11 AM
11	None	3/25/2016 12:57 AM
12	Boats in the harbors.	3/24/2016 9:55 PM
13	None	3/24/2016 9:03 PM
14	Non-residential	3/24/2016 1:04 PM
15	all	3/21/2016 7:37 PM

Q7 Please Consider the following statements:

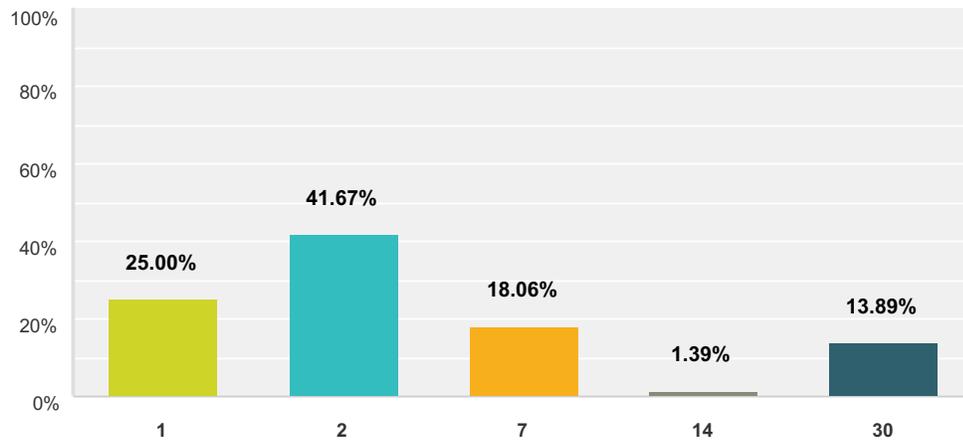
Answered: 73 Skipped: 3



	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Total	Weighted Average
Short-term rentals should be required to get a permit from the City of Oxnard:	37.50% 27	11.11% 8	16.67% 12	13.89% 10	20.83% 15	72	2.69
There should be a minimum number of nights stay for short-term rentals:	25.35% 18	12.68% 9	21.13% 15	19.72% 14	21.13% 15	71	2.99
Short-term rental properties should be required to get a business license and pay taxes to the City, similar to hotels:	43.06% 31	6.94% 5	13.89% 10	12.50% 9	23.61% 17	72	2.67
A responsible caretaker / owner should be available at all times that a short-term rental is rented to respond to nuisances or concerns.	57.53% 42	16.44% 12	12.33% 9	4.11% 3	9.59% 7	73	1.92

Q8 What is the minimum number of nights a short-term rental should be rented out for?

Answered: 72 Skipped: 4



Answer Choices	Responses
1	25.00% 18
2	41.67% 30
7	18.06% 13
14	1.39% 1
30	13.89% 10
Total	72

Q9 Please include any additional thoughts or comments here:

Answered: 34 Skipped: 42

#	Responses	Date
1	Our family would not like them here for any amount of time.	3/29/2016 3:59 PM
2	Home owners of vacation rentals maintain there properties more so than a full time rental property.	3/28/2016 5:07 PM
3	As a regular short-term vacationer in the area I have to say the availability of short-term rentals makes it much easier to find a good location along the beach. When I stay here I visit the nearby shops and restaurants and believe that is better for local business than simply keeping the homes vacant. Thanks!	3/26/2016 1:22 PM
4	The income collected by owners defers high taxes and insurance. The owner are taxed and collecting bed tax is double taxing when the use is still the same.	3/26/2016 12:10 PM
5	These vacation rentals are not hotels and should not be treated at such. The owner pay thousands of property tax dollars every year they are not hotels! They take better care of their properties and keep them much nicer as vacation rentals than if they were log term rentals! They are revitalizing the economy there. Most of the owners in the area have there homes as a second home and they are not able to support the local economy because they are only there once in awhile. If they ever do start taxing the vacation rentals that money go back into the beau to extend the bike path so it connects to Hollywood beach, pays life guards for more of the year, fixes the roads, builds a park, maybe make a local area shuttle ! The taxes the people pay in this area already doesn't benefit this part of the county! These vacation rentals have always been apart f the beach and they need to continue! It's a unique experience to go visit a place and stay with your family at a vacation rental. It's more affordable for families to stay together at a vacation rental than at a hotel. Then they spend more money at local small businesses!	3/26/2016 8:49 AM
6	No short term rentals.	3/26/2016 8:10 AM
7	renters should sign an agreement regarding proper behavior and should be followed up on and fined if they do not comply	3/26/2016 7:59 AM
8	I understand that people want to come to the beach for vacation - a quiet family outing following the norm for neighborhoods is great BUT 12 people renting the house for an overnight party or a bachelor party with loud drinking, messing up the beach is not to be put in the neighborhoods. We have babies living around us, people who have to get up for work, kids trying to study - the neighborhood when the vacation folks come and we have 6 of them around us - disrupts the solitude of the area. Many also don't understand the "rules" of how to keep a beach clean.	3/25/2016 10:52 PM
9	Air bnb and renting to unchecked people is not desirable. Having an option for short term furnished beach housing is good for tourism and traveling business worker income to the community.	3/25/2016 8:38 PM
10	Short term rentals benefit the community by going to restaurant, shopping at stores and bring much needed revenue to the small business in the community. They go out on the whale washing boats rent kayaks and anything they can do to help, the businesses. 50%'of the homes on the strand are second homes and do nothing for the economy here.	3/25/2016 5:46 PM
11	A vacation at a beach house is much different than staying in a hotel. vacation houses allow people to get together with family and friends without huge expense. It also allows owners to generate an income to pay the cost of insurance and property taxes or mortgages. many people have purchased dream homes they hope to live in after they retire renting short term allows them to use the property as well as generate rental income. I would never rent my home out long term because I want to be able to use my home. This type of rental is better because a long term renter can cause more damage to the property or disturb the others in the neighbor having a longer term issue to the neighborhood	3/25/2016 5:32 PM
12	See my comments above. Short term rentals are a benefit to the local economy and to home owners. They should be allowed and encouraged.	3/25/2016 3:01 PM
13	I can't answer those because I just don't think they belong here. Live where you buy a home. Stop your excess lifestyle. Stopping ruining our community.	3/25/2016 11:36 AM
14	We love vacation rentals in Oxnard, especially ones with no minimum stay. This works well with our schedule and allows us to get away for a weekend a couple times a year. Minimum stay of 7 days would prevent us from vacationing in California as it would no longer be cost effective. Limiting short term home rentals would negatively impact local economy, and suppress tourism.	3/25/2016 11:08 AM

15	A lot of times travelers need a place to stay for just one night during their travels. A lot of these people have pets and hotels do not allow pets, so this is a great alternative.	3/25/2016 10:55 AM
16	no regulations, minimums etc. Ban them entirely. Build more hotels.	3/25/2016 10:08 AM
17	Sound should be by Decibels as it is heard at the neighbors location. If between 7-10 it exceeds a particular level then they can be cited. if on the other hours it exceeds a certain level it can be cited... In this way it takes out the subjectivity.	3/25/2016 9:22 AM
18	If nuisance occurs, then the owner should be cited. This should be in amount sufficient enough so that the owner will be mindful that the people they are renting to will need to follow the city ordinances for noise and occupancy. Once that is done the owner will pass that cost onto the renters and self regulation will occur. If an owner has too many citations in a year then they are banned for a year from renting to 3rd parties... that will do it.	3/25/2016 8:36 AM
19	the issue is not licensing, permitting or regulating. The issue is nuisance. The property owners should have to comply with occupancy limits as required by fire code and if there are issues in which code violations are occurring, i.e., noise before or after the legal hours then the property owner should be cited and pay a fine... pretty simple	3/25/2016 8:27 AM
20	If you own your property, you should be able to do what you want with it. If you are a renter, you can do what the owner will allow.	3/25/2016 8:09 AM
21	Although there seems to be a lot of controversy on this subject, beach rentals have been around for years and can be dealt with in a more efficient manner if there are more strict parameters. To say they should be outlawed altogether is ludicrous and a violation of the rights of the homeowners to utilize their property in the manner in which they choose.	3/25/2016 8:01 AM
22	I didn't move to a planned community because I didn't want someone to tell me what I can and cannot do with my property. If neighbors have legitimate complaints they should call the police. The owner should then be responsible for any fines.	3/25/2016 8:00 AM
23	People there are no jobs here this brings \$\$\$\$\$\$money to the area of there is no Volume here let the rich spend dammit!	3/25/2016 7:57 AM
24	STRs provide an additional way for people to enjoy the local community. Hotels do not offer the same experience and most of the people that rent these places are families and friends who want to enjoy vacationing in the area. Much of this activity is during the summer months when their kids are out of school. For much of the remaining months of the year these places are either occupied by the owners or vacant. Having people rent STRs provides income to the community and often leaves a lasting fond memory of the time they stayed at a vacation home in Oxnard. We have rented STRs at various times when we had a large family get together and we wanted to stay at a home that could accommodate all of us. These places have always been a most welcome option that we otherwise would not have available. 99.9% of the time the renters are quiet and respectful. It is a waste of taxpayer dollars to consider any kind of regulation of these places. The government controls too much of our lives already which is so contrary to the heritage that this country was founded. Government regulation is destroying our country.	3/25/2016 7:41 AM
25	Need to have a reasonable, yet consistent set of rules/expectations for these renters! Maybe the homeowner/renter should be fined if the police have to be called out for guideline violations?	3/25/2016 7:35 AM
26	Many people make money on the vacation rental business. Property Managers, Handymen, Electricians, Plumbers and Maid Service.	3/25/2016 7:19 AM
27	We would really appreciate your help. Other cities have done a great job in regulating these short term rentals. I hope Oxnard does good as well.	3/25/2016 6:56 AM
28	Vacant houses drive down property values. Don't let the beautiful houses of Oxnard be ruined by lack of maintenance	3/24/2016 9:49 PM
29	We need more long term rentals so the working people have a place to live. Let vacationers stay in a hotel ! Let people stay in hotels.	3/24/2016 9:03 PM
30	Good luck!	3/24/2016 1:04 PM
31	3 strike rule should apply. Should be some due process.	3/23/2016 9:41 AM
32	I do not think the city should dictate to home owners what they can do with their homes as long as the owners allow responsible renters in their homes	3/23/2016 12:17 AM
33	People have been renting homes at the beach since the beginning of the 1900's. Suddenly now it has become an "issue"....very odd?!?	3/22/2016 11:54 AM
34	2 nights in the winter months 7 night min in the summer months	3/21/2016 7:34 PM

Q10 Thank you for your input! Click “Done” and your survey will be submitted anonymously. Please provide your contact information below if you would like to receive notice of future meetings regarding a short-term rental ordinance:

Answered: 42 Skipped: 34

Answer Choices	Responses
Name	97.62% 41
Company	0.00% 0
Address	0.00% 0
Address 2	0.00% 0
City/Town	97.62% 41
State/Province	0.00% 0
ZIP/Postal Code	0.00% 0
Country	0.00% 0
Email Address	90.48% 38
Phone Number	0.00% 0

#	Name	Date
1	george martin	3/28/2016 5:07 PM
2	RichardnRodriguez	3/28/2016 2:34 PM
3	Christina niven	3/27/2016 8:34 AM
4	Candy Johnson	3/27/2016 8:29 AM
5	Wendy	3/26/2016 1:51 PM
6	Vickie	3/26/2016 12:10 PM
7	J.ralstin	3/26/2016 10:19 AM
8	Lauren	3/26/2016 8:49 AM
9	Dennis Meister	3/26/2016 8:10 AM
10	Nancy Fairchild	3/26/2016 7:59 AM
11	S sharp	3/26/2016 7:55 AM
12	Jeff Stark	3/25/2016 9:45 PM
13	Josie Hernande	3/25/2016 8:40 PM
14	Andy Finan	3/25/2016 5:46 PM
15	Vickie Finan	3/25/2016 5:32 PM
16	Heather	3/25/2016 3:01 PM
17	Christina curry	3/25/2016 11:36 AM
18	Seth	3/25/2016 11:08 AM

19	Jeff Bell	3/25/2016 11:05 AM
20	Scott Kinyoun	3/25/2016 10:55 AM
21	bliss page	3/25/2016 10:36 AM
22	Roger Burdette	3/25/2016 9:39 AM
23	George Proussalis	3/25/2016 9:22 AM
24	Kyle Greenwood	3/25/2016 9:08 AM
25	John Simmons	3/25/2016 8:36 AM
26	George Proussalis	3/25/2016 8:27 AM
27	Anna Proussalis	3/25/2016 8:01 AM
28	Bill Stok	3/25/2016 8:00 AM
29	Dina	3/25/2016 7:57 AM
30	Thomas Steinbrenner	3/25/2016 7:41 AM
31	Glenn Corbett	3/25/2016 7:19 AM
32	Dave Tremblay	3/25/2016 6:45 AM
33	John F Boyd	3/25/2016 6:38 AM
34	Nicole Coulson	3/24/2016 9:55 PM
35	m nardin	3/24/2016 9:06 PM
36	Lisa Howard	3/24/2016 8:56 PM
37	Rodriguez	3/24/2016 12:37 PM
38	Robert Slavin	3/23/2016 9:41 AM
39	Nancy Jarvis	3/23/2016 12:17 AM
40	Debra Crownover	3/22/2016 11:54 AM
41	Kristina Brooks	3/21/2016 7:34 PM
#	Company	Date
	There are no responses.	
#	Address	Date
	There are no responses.	
#	Address 2	Date
	There are no responses.	
#	City/Town	Date
1	oxnard	3/28/2016 5:07 PM
2	Oxnard	3/28/2016 2:34 PM
3	Oxnard	3/27/2016 8:34 AM
4	Oxnard	3/27/2016 8:29 AM
5	Oxnard	3/26/2016 1:51 PM
6	Oxnard	3/26/2016 12:10 PM
7	Ventura	3/26/2016 10:19 AM
8	Oxnard	3/26/2016 8:49 AM
9	Oxnard	3/26/2016 8:10 AM
10	Oxnard CA	3/26/2016 7:59 AM
11	Oxnard	3/26/2016 7:55 AM

12	Oxnard	3/25/2016 9:45 PM
13	Silver Strand	3/25/2016 5:46 PM
14	Oxnard	3/25/2016 5:32 PM
15	Silver Strand	3/25/2016 3:01 PM
16	Silver strand beach	3/25/2016 11:36 AM
17	Chandler	3/25/2016 11:08 AM
18	Oxnard	3/25/2016 11:05 AM
19	Silverstrand beach, Oxnard	3/25/2016 10:55 AM
20	oxnard	3/25/2016 10:36 AM
21	Oxnard	3/25/2016 9:39 AM
22	Oxnard	3/25/2016 9:22 AM
23	Oxnard	3/25/2016 9:08 AM
24	Silver Strand	3/25/2016 8:36 AM
25	Oxnard	3/25/2016 8:27 AM
26	Silverstrand Beach	3/25/2016 8:01 AM
27	Silverstrand	3/25/2016 8:00 AM
28	Oxnard	3/25/2016 7:57 AM
29	Oxnard	3/25/2016 7:41 AM
30	Oxnard	3/25/2016 7:19 AM
31	Silverstrand	3/25/2016 6:56 AM
32	Silver Strand	3/25/2016 6:45 AM
33	Oxnard	3/25/2016 6:38 AM
34	Oxnard	3/24/2016 9:55 PM
35	oxnard	3/24/2016 9:06 PM
36	Oxnard	3/24/2016 8:56 PM
37	Oxnard Beach	3/24/2016 12:37 PM
38	Oxnard	3/23/2016 9:41 AM
39	Oxnard	3/23/2016 12:17 AM
40	Oxnard	3/22/2016 11:54 AM
41	Oxnard/ Silverstrand	3/21/2016 7:34 PM
#	State/Province	Date
	There are no responses.	
#	ZIP/Postal Code	Date
	There are no responses.	
#	Country	Date
	There are no responses.	
#	Email Address	Date
1	gmartinrealty@gmail.com	3/28/2016 5:07 PM
2	chiefrod@aol.com	3/28/2016 2:34 PM
3	nivens@verizon.net	3/27/2016 8:34 AM
4	blissessence@aol.com	3/27/2016 8:29 AM

5	firepie78@icloud.com	3/26/2016 1:51 PM
6	rr3owners@gmail.com	3/26/2016 12:10 PM
7	laurenfinan@gmail.com	3/26/2016 8:49 AM
8	dmeist@gmail.com	3/26/2016 8:10 AM
9	nlf.beach@gmail.com	3/26/2016 7:59 AM
10	bigsurf108@roadrunner.com	3/26/2016 7:55 AM
11	jstarkrealty@aol.com	3/25/2016 9:45 PM
12	sslocal21@yahoo.com	3/25/2016 5:46 PM
13	Ocean11.8@gmx.com	3/25/2016 5:32 PM
14	theeaxspot@gmail.com	3/25/2016 11:36 AM
15	sethos79@gmail.com	3/25/2016 11:08 AM
16	jkennethbell@gmail.com	3/25/2016 11:05 AM
17	crazidingo@hotmail.com	3/25/2016 10:55 AM
18	blissy55@gmail.com	3/25/2016 10:36 AM
19	thebeachcombervern@gmail.com	3/25/2016 9:39 AM
20	talktogeorge90@outlook.com	3/25/2016 9:22 AM
21	kyle9382@gmail.com	3/25/2016 9:08 AM
22	john@theisgroup.net	3/25/2016 8:36 AM
23	talktogeorge90@outlook.com	3/25/2016 8:27 AM
24	aproussalis@gmail.com	3/25/2016 8:01 AM
25	bill_stok@yahoo.com	3/25/2016 8:00 AM
26	dinaortiz@ymail.com	3/25/2016 7:57 AM
27	castei@roadrunner.com	3/25/2016 7:41 AM
28	glenn.corbett@yahoo.com	3/25/2016 7:19 AM
29	kel3095@aol.com	3/25/2016 6:56 AM
30	urchin760@aol.com	3/25/2016 6:38 AM
31	coulson.nicole@gmail.com	3/24/2016 9:55 PM
32	mcritch394@aol.com	3/24/2016 9:06 PM
33	lhoward32@hotmail.com	3/24/2016 8:56 PM
34	dtr133@aol.com	3/24/2016 12:37 PM
35	rslavin@acstax.com	3/23/2016 9:41 AM
36	nancyjarvis@me.com	3/23/2016 12:17 AM
37	crownies@outlook.com	3/22/2016 11:54 AM
38	askkristina@icloud.com	3/21/2016 7:34 PM
#	Phone Number	Date
	There are no responses.	

private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

A prohibition, such as the rule adopted by the Board of Directors of the Mandalay Shores Community Association on June 26, 2016 (“STVR Ban”), of an entire class of accommodation that provides widespread lodging opportunities that are varied in cost, is especially problematic in terms of consistency with the Coastal Act. Moreover, Pursuant to Section 30600(a) of the Coastal Act, any person wishing to perform or undertake development in the Coastal Zone must obtain a coastal development permit, in addition to any other permit required by law.

“Development” is defined by Section 30106 as:

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvest of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations...[underlining added for emphasis].

The STVR Ban constitutes “development” under the Coastal Act, as the rule would change access to the coast by diminishing the pool of visitor serving accommodations, and, therefore, requires a coastal development permit. Staff is not aware of any coastal development permit that has been issued for this development by the City of Oxnard or Commission, nor of an application for a coastal development permit. Any development activity conducted in the Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act.

Public Access Violation

As already stated, Section 30213 and 30222 generally provide for the protection of lower cost visitor serving facilities. The Association’s rule to purportedly prohibit short term vacation rentals does not protect lower cost visitor facilities, and, in fact, may result in the loss of lower cost facilities, in contravention of Coastal Act Sections 30213 and 30222.

In cases involving violations of the public access provisions of the Coastal Act, which is the case here, Section 30821 authorizes the Commission to impose administrative civil penalties in an amount of up to \$11,250 per day for each violation. In this case, as described above, there are significant violations of the public access provisions of the Coastal Act; therefore, the criterion of Section 30821 has been satisfied.

Please consider this letter to be written notification of our intent to consider pursuit of remedies, including administrative penalties pursuant to Section 30821. In order to avoid the accrual of monetary penalties, please immediately cease any activity that interferes with public access to the coast, including by taking the following actions: 1) rescind the rule described herein prohibiting short term vacation rentals, and 2) cease enforcement of said rule. Please send written confirmation within 15 days of the date of this letter that you have taken the actions listed above and ceased to interfere with public access to the coast.

Coastal Act Remedies

Furthermore, please be advised that the Coastal Act also provides for alternative imposition of civil liability (variously described as fines, penalties, and damages) by the courts for violations of the Coastal Act. Section 30820(a) provides for civil liability to be imposed on any person who performs or undertakes development without a coastal development permit, in an amount that shall not exceed \$30,000 and shall not be less than \$500 per violation. Section 30820(b) provides that additional civil liability may be imposed on any person who performs or undertakes development without a CDP, when the person intentionally and knowingly performs or undertakes such development, in an amount not less than \$1,000 and not more than \$15,000 per day for each day in which each violation persists.

In addition, Section 30809 states that if the Executive Director of the Commission determines that any person has undertaken, or is threatening to undertake, any activity that may require a coastal development permit without first securing a permit, the Executive Director may issue an order directing that person to cease and desist. Section 30810 states that the Coastal Commission may also issue a cease and desist order. Cease and desist orders may be subject to terms and conditions that are necessary to avoid irreparable injury to the area or to ensure compliance with the Coastal Act.

Mutually Agreeable Resolution

This agency also understands and appreciates that short term vacation rentals may raise neighborhood character and operational issues, such as site management, number of occupants, special events, parking, litter, and noise limits. Therefore, the Coastal Commission has endorsed certain regulations to require on-site management, enforcement protocols, occupancy limits, required parking, and other use provisions. For example, the Commission recently certified an amendment to the certified LCP for the City of Dana Point at its April 2016 hearing that provided for new regulations for short-term vacation rentals, including limitations on parking and number of allowable guests in order to minimize the impact of short term vacation rentals on beach users and neighbors.

In this situation, while it is not likely that staff would support a prohibition on short term vacation rentals due to the inconsistency of such a ban with the public access provisions of the Coastal Act, we believe that through the coastal development permit process, the Commission, City, and interested parties can work together to develop regulations for short term vacation rentals that address the Association's concerns while ensuring consistency with the Coastal Act and Oxnard LCP and avoiding the costs of litigation, and we are committed to working with the

Mandalay Shores Community Association

August 26, 2016

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City and Association towards that end. Therefore, we request that the Association first work with Commission and City staff to develop suitable regulations before taking action in the future related to short term vacation rentals in the community, excepting the actions listed above that are necessary to resolve this issue.

Thank you for your attention to this matter. If you have any questions about this letter, please do not hesitate to contact me at (562) 590-5071, and we look forward to receiving, by the deadline noted above, confirmation from the Association that the steps detailed above have been taken.

Sincerely,



Andrew Willis

Enforcement Supervisor

cc: Stephen Fischer, City Attorney, Oxnard
Steve Hudson, Deputy Director, CCC
Barbara Carey, Planning Manager, CCC
Molly Troup, Enforcement Analyst, CCC

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.

*Sample of Commission Actions on Short Term Rentals
July 19, 2016*

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>