



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

December 21, 2017

PLANNING COMMISSION STAFF REPORT

AGENDA: January 10, 2018

**SUBJECT: REPORT AND RECOMMENDATION TO THE BOARD OF SUPERVISORS
REGARDING CHANGES TO PROPOSED REGULATIONS FOR HOSTED RENTAL USES**

INTRODUCTION

Hosted rentals are short term, overnight accommodations provided in a private home while the host is present. Hosted rentals are distinct from Vacation Rentals, which are the short term rental of a full home when no host is present. The Planning Commission first held a public hearing on this item on October 25, 2017, and recommended approval of a proposal to the Board of Supervisors with a 3-2 vote. The proposal recommended by the Planning Commission included provisions to limit the number of nights of operation of a hosted rental, and made a distinction in the number of allowable nights based on a home's location inside or outside the Designated Areas defined in the Vacation Rental ordinance.

On December 5, 2017, the Board of Supervisors directed staff to delete the provisions limiting nights of operation and instead create regulations to limit the overall number of permits that would be available Countywide, and made other changes as well, including allowing two bedrooms to be hosted, and directing that hosted rentals count toward the existing caps on vacation rentals within the three Designated Areas along the coast (after grandfathering in existing hosted rentals in those areas). The minutes from the Board Hearing are included with this memo as Exhibit E.

PROPOSED ORDINANCE

In response to the Board direction the proposed ordinance has been amended. Highlights are given below. The full text of the proposed ordinance is found in Exhibit B, and Exhibit C provides a strikeout/underline version of the currently proposed regulations. The ordinance would do the following:

1. Create the new category of visitor accommodations called Hosted Rentals, defined as the short-term renting of up to two bedrooms while a long term resident (either owner or tenant) is present in the housing unit. Hosted rentals would be allowed in any zone district that allows residential use without the requirement for any other use.

Hosted rentals must take place in legal bedrooms and hosts must be present during guest stays. Both owners and tenants are eligible to be hosts, however the property owners are the only eligible permit holder. The proposal would allow hosted rentals in condominiums and townhomes as well as single-family homes.

2. Limit the number of hosted rental permits available countywide to 250, and to allow all existing qualified hosted rentals to receive permits, even if that number exceeds 250.

The effect of this provision will be to allow existing hosted rentals to continue, and up to 250 total hosted rentals on the County, whichever is greater. The Board established a limit on the number of available permits, and removed the limitation on number of nights of operation.

3. Issue permits to property owners, not to properties, making permits applicable to a particular property, but non-transferrable to a future owner.

This limit mirrors the current practice for whole-home vacation rentals, but would allow a property owner to hold a permit on behalf of tenants. Any long-term resident of the property could act as a host, and tenants could change out at any time under a valid permit held by the property owner.

4. Permit up to two Hosted Rental guest rooms per parcel.

The regulations state that the long-term resident acting as host must occupy a bedroom, therefore a two bedroom dwelling could have only one hosted rental bedroom, and a dwelling with three or more bedrooms could have one or two hosted bedrooms.

5. Limit guests to one car per hosted bedroom to avoid undue parking impacts, limit guest occupancy to 3 people per hosted bedroom (excluding children under age 8),

Allowing up to two bedrooms would mean up to two cars and six guests could be allowed at a hosted rental.

6. Require that Hosted Rental permits be counted toward the area-wide and per block limits established for the number of Vacation Rentals allowed in the Live Oak (LODA), Seascape-Aptos (SADA), and the Davenport-Swanton Rd (DASDA) Designated Areas.

In the Designated Areas, which are neighborhoods with existing impacts from a concentration of vacation rental properties, the number of parcels that can engage in short term rental activity will continue to be limited, as hosted rentals will be counted toward the existing caps originally established for vacation rentals. The caps will limit combined vacation rental permits and hosted rental permits to no more than 15% overall in the LODA and SADA, no more than 10% overall in the DASDA, and no more than 20% on a given block. The proposal would allow a single property to acquire either or both Vacation Rental and Hosted Rental permits. Parcels without an existing Vacation Rental Permit on blocks at or above the 20% concentration limit for short-term rentals would not be eligible to establish new hosted rentals.

7. Require renewal of Hosted Rental permits every 5 years countywide.

This threshold mirrors the 5-year renewal period for whole-home vacation rentals in the three Designated Areas along the coast. The renewal requirement would allow for

periodic review of hosted rental operations and an opportunity to address any unforeseen impacts.

8. Prohibit using ADUs, deed restricted affordable housing units, units occupied by long-term renters, tents, RVs, balconies, sheds, porches, any accessory structures, or anything other than a legal bedroom as a hosted rental.

These limits are intended to protect the County's housing resources, neighborhoods, and ensure safety of guests. Any structure or bedroom that was not built with benefit of permits would not be eligible as a hosted rental room.

9. Allow a single commercial stay of up to 7 days per year without the requirement for a permit.

This standard could allow for one special event accommodation without the need for registration.

10. Require operators to obtain a Transient Occupancy Tax (TOT) certificate number from the County Tax Collector and either pay TOT or ensure that TOT is paid on their behalf, including back payments for three years where applicable.

The County's agreement with Airbnb ensures that Hosted Rentals booked through their service are remitting payment of TOT. In response to direction from the Planning Commission, language has been added to ensure that for existing operators any TOT owed to the County is paid before an initial Hosted Rental permit is issued.

CEQA

Hosted rentals are an existing land use in the unincorporated County which has been largely unregulated. The proposed ordinance will create the requirement for a Hosted Rental Permit, standards for performance and operation of hosted rentals, and limitations on the total number of hosted rentals that will be allowed in the County. These regulations will create limits where there are not currently limits, and there is no potential that the regulations will have a significant effect on the environment. Therefore the proposal is not subject to CEQA under 15061(b)(3). The proposed CEQA exemption is Exhibit D.

COASTAL ACT COMPLIANCE

All actions that involve the County's Local Coastal Program (LCP) or Local Coastal Program Land Use Plan (LUP) are required to be evaluated for potential effects on coastal resources. The amendments included in this ordinance affect Chapter 13.10 of the County Code, which is part of the LCP/LUP, and as such they must conform to the Coastal Act.

The proposed ordinance creates regulations and a permit process for an existing land use that provides short term visitor accommodations, which are a priority use in the Coastal Zone. Because the regulations require that the accommodations occur in an existing legal bedroom, no physical alteration of land will result from this ordinance, and therefore there is no potential for impacts to coastal resources or protected views. By limiting guests to no more than one vehicle per guest room, potential demand on parking resources is mitigated.

Regarding availability of accommodation, Coastal Commission staff comments received prior to the December 5th Board of Supervisors public hearing expressed concerns that the then-proposed limit on the number of nights would impede visitor accommodations in the Coastal zone. The limit on the number of nights any given hosted rental may operate has been eliminated, and additionally, the number of rooms that may be hosted has increased from one to two.

The current proposal balances neighborhood preservation with an adequate supply of short-term accommodation. The proposal may increase the overall number of hosted rental rooms available to the public, in that the proposed supply of 250 permits exceeds the existing number of hosted rentals according to the most recent data, allowing for modest growth in the number of hosted rental properties. Further, at direction of the Board, the proposal now allows up to two bedrooms to be hosted under each permit, which may increase the total number of rooms available to visitors without increasing the number of properties that participate in the program. In no case will the number of rooms decrease, as the proposed ordinance allows every existing qualifying hosted rental that meets the definition and can show transient occupancy tax payments to receive a permit, even if that number exceeds 250. After all permits have been issued to all existing hosted rentals, any remaining permits will be made available to new hosted rentals up to a maximum of 250.

Lastly, the existing caps on the total number of vacation rental properties in the Designated Areas will apply to hosted rentals as well, ensuring that these coastal neighborhoods are not excessively impacted while also allowing that up to 20% of the homes on a block can provide visitor accommodations of some kind. Adequate supply of short term rentals will continue to be available in tourist areas, since the percentage of parcels that may have vacation rentals is not limited in the predominantly tourist section of the Seascape-Aptos Designated Area including Las Olas Drive, Pot Belly Beach Road; Rio Del Mar flats, Beach Drive, Via Gaviota, and parts of Rio Del Mar,

NEXT STEPS

The Board of Supervisors continued the public hearing on this ordinance to its meeting of January 23, 2018, and will consider the recommendation of the Planning Commission at that time. Following action by the Board, the proposed ordinance, if approved, will be submitted to the California Coastal Commission for certification and approval. Following action by the Coastal Commission, the ordinance will take effect countywide and a 90-day registration period will begin for existing hosted rentals. The Planning Department will ensure that the registration period is noticed on the County website, and publicized in local media sources.

RECOMMENDATION

The Board of supervisors has referred this item to the Planning Commission for report and recommendation. The revised ordinance included as Exhibit B incorporates the Board's most recent direction.

It is therefore recommended that the Planning Commission:

1. Review and discuss the proposed ordinance as presented in this report; and

2. Adopt the Resolution included as Exhibit A recommending approval of the proposed Hosted Rental Ordinance to the Board of Supervisors.

Exhibits:

- A. Resolution to the Board of Supervisors
- B. Proposed Clean Hosted Rental ordinance
- C. Proposed Strikeout/Underline Hosted Rental Ordinance
- D. CEQA Notice of Exemption
- E. Board Materials of December 5th, 2017 available online:
(http://santacruzcountyca.igm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1599&MediaPosition=10083.967&ID=4594&CssClass=)

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner:
Duly seconded by Commissioner:
The following Resolution is adopted:

**PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF
PROPOSED ORDINANCE CREATING SANTA CRUZ COUNTY CODE
SECTION 13.10.690 AND AMENDING CODE SECTIONS 13.10.312, 13.10.322,
13.10.332, 13.10.352, 13.10.372, 13.10.691, 13.10.694 AND 13.10.700 REGARDING
HOSTED RENTALS AND CONFIRMATION OF CEQA FINDINGS**

WHEREAS, the Board of Supervisors directed Planning staff to develop and propose regulations to address existing and potential future short-term Hosted Rental uses; and

WHEREAS, the Planning Commission finds that the proposed amendments are consistent with the Santa Cruz County General Plan and all components of the Local Coastal Program; and

WHEREAS, the Planning Commission finds that the proposed amendments comply with the California Coastal Act; and

WHEREAS, the proposed amendments represent tightening of land use controls and regulation of an existing unregulated use, and will have no potential impact on the environment and a Notice of Exemption has been prepared and the Planning Commission recommends the Notice of Exemption be filed with the County Clerk upon final Board action to adopt the amendments; and

WHEREAS, the Planning Commission has reviewed the ordinance as referred by the Board of Supervisors for report and recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors confirm that a Notice of Exemption is appropriate under CEQA and direct the Notice of Exemption be filed with the County Clerk; and

BE IT FURTHER RESOLVED that the Planning Commission recommends that the proposed amendments to the Santa Cruz County Code, creating Section 13.10.690 and amending other sections of 13.10 related to hosted rentals, as presented and as amended by this commission on this date, be adopted by the Board of Supervisors.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2017 by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS

ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

cc: County Counsel
Planning Department

ORDINANCE NO.

ORDINANCE AMENDING SANTA CRUZ COUNTY CODE SECTIONS 13.10.312, 13.10.322, 13.10.332, 13.10.342, 13.10.352, 13.10.362, 13.10.372, 13.10.691, 13.10.700, AND CREATING SECTION 13.10.690 REGARDING HOSTED RENTALS

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Santa Cruz County Code is hereby amended by changing Section 13.10.312 Uses in agricultural districts to include the following:

(B) Allowed Uses

AGRICULTURAL USES CHART

USE	CA	A	AP
Agricultural Support and Related Facilities			
Hosted Rentals, subject to SCCC 13.10.690	1P	1P	1P

SECTION II

The Santa Cruz County Code is hereby amended by changing Section 13.10.322 Residential uses to include the following:

(B) Allowed Uses.

RESIDENTIAL USES CHART

USE	RA	RR	R-1	RB	RM
Residential Uses:					
Hosted Rentals, subject to SCCC 13.10.690	1P	1P	1P	1P	1P

SECTION III

The Santa Cruz County Code is hereby amended by changing Section 13.10.332 Commercial uses to include the following:

(B) Allowed Uses.

COMMERCIAL USES CHART

USE	PA	VA	CT	C-1	C-2	C-4
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Residential uses, such as:

Hosted Rentals, subject to SCCC 13.10.690	1P	1P	1P	1P	1P	1P
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SECTION IV

The Santa Cruz County Code is hereby amended by changing Section 13.10.352 Parks, recreation, and open space uses to include the following:

(B) Allowed Uses.

PR USES CHART

USE	PR
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Residential Uses

Hosted Rentals, subject to SCCC 13.10.690	1P
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SECTION V

The Santa Cruz County Code is hereby amended by changing Section 13.I 0.372 Uses in the Timber Production TP District to include the following:

(B) Allowed Uses.

TP USES CHART

USE	PERMIT REQUIRED
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Residential Uses, permanent, such as:

Hosted Rentals, subject to SCCC 13.10.690	1P
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SECTION VII

The Santa Cruz County Code is hereby amended such that Section 13.10. 690 Hosted Rentals shall read as follows:

13.10.690 Hosted Rentals.

(A) The purpose of this section is to establish regulations applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of less than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes where hosted rentals are governed by an existing development permit.

(B) Hosted rentals are allowed in any legal dwelling unit in any zone district where a residential use is allowed without the requirement for any other use. Habitable and nonhabitable accessory structures, accessory dwelling units, legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term commercial lodging. Tents and recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses, and are not allowable as a hosted rental use.

(C) For the purposes of this section, "hosted rental" means a dwelling unit, where a long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days.

For the purposes of these regulations the following are not considered to be hosted rentals: (1) ongoing month-to-month tenancy granted to the same tenant for the same space, (2) a single short-term commercial stay of up to seven days per year, (3) permitted Vacation Rentals in which the entire home is rented while no host is present, and (4) short-term rentals of up to five bedrooms within a home, which meet the requirements of Bed and Breakfast Inns per SCCC Section 13.10.691 and are permitted as such.

(1) "Existing hosted rental" means a dwelling unit that was used as a hosted rental prior to December 5, 2017, and for which Transient Occupancy Tax was paid for any hosted rental activity that took place during the three years preceding December 5, 2017.

(2) "New hosted rental" means a dwelling unit that was not used as a hosted rental prior to December 5, 2017, or for which Transient Occupancy Tax payment was not made for activity in the three years preceding December, 2017.

(D) Permit Requirements. A Hosted Rental permit and transient occupancy tax registration, or proof of another tax payment arrangement approved by the County Tax Collector, are required for each hosted rental. Each permitted hosted rental shall comply with the requirements of this section. Permits are valid for a period of five years at a time. Approval of a Hosted Rental permit does not legalize any non-permitted use or structure. Hosted Rental permits are issued to property owners for a specific property, and are not transferrable between owners or properties. Hosted Rental permits are subject to revocation as provided in for in SCCC 18.10.136, and subject to the violation provisions of 13.10.690(H).

(1) Existing Hosted Rental. An initial permit shall be obtained. For applications for existing hosted rentals no public hearing shall be required and action on these applications shall be by the Planning Director or designee, with no notice of the proposed action provided. For an existing hosted rental to be considered a legal use the applicant shall provide the following to the Planning Department within 90 days after the certification by the California Coastal Commission of the original hosted rental ordinance codified in this chapter:

(a) Completed application form.

(b) Nonrefundable application fee as established by the Board of Supervisors.

- (c) Proof that a dwelling unit was being used as a hosted rental prior to December 5, 2017. Such proof shall consist of documentation that transient occupancy tax has been paid for hosted rental activities at the specified parcel to the County of Santa Cruz, and may, at the discretion of the Planning Director, also include documentation that there has been hosted rental use of the unit. This documentation could include proof that the owner allowed transient guests to occupy bedrooms(s) in the dwelling unit in exchange for compensation such as records of occupancy, guest reservation lists, and receipts, showing payment and dates of stay.
 - i. Retroactive Payment of Transient Occupancy Tax. For those applicants who provide adequate documentation that a dwelling unit was used as a hosted rental prior to December 5, 2017, but where the owner has not registered and paid transient occupancy tax, proof of retroactive payment of the transient occupancy tax amount due to the County for the time a dwelling unit was used as a hosted rental during the three years preceding December 5, 2017 shall be submitted.
 - (d) Affidavit verifying the legality, safety and habitability of the guest room or rooms, including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence. Copy of a Rental/lease agreement, which shall include, but not necessarily be limited to, the House Rules listed in section 13.10.690(E).
 - (e) Copy of transient occupancy tax certificate number, or proof of other arrangement approved by the County Tax Collector for the purpose of the operation of a hosted rental.
 - (f) Hosted Rental permits expire on the first business day on or after the date five years after the date of approval of the initial permit unless an application for renewal has been received by the Planning Department.
- (2) New Hosted Rentals. After permits have been issued to all Existing hosted rentals, permits will be made available to new hosted rentals on a first come, first served basis until the total number of issued permits reaches 250. If permits issued to existing hosted rentals exceed 250, no permits shall be issued to new hosted rentals until the total number of active Hosted Rental permits falls below 250 through attrition. For applications for new hosted rentals no public hearing shall be required and action on these applications shall be by the Planning Director or designee with no notice provided.
- (a) In the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area, as defined in SCCC 13.10.694(C), no new hosted rental shall be approved if parcels with permitted vacation rentals and/or hosted rentals on the same block total 20 percent or more of the total parcels on that block that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District; except that in the following areas the percentage of parcels that may have vacation rentals and/or hosted rentals is not limited:

- i. Pot Belly Beach Road;
 - ii. Las Olas Drive;
 - iii. those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road;
 - iv. those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane;
 - v. Beach Drive; and Via Gaviota.
- (b) Area and Block Limits. No more than 15 percent of all of the parcels that allow residential use in the Live Oak Designated Area and the Seacliff/Aptos Designated Area, and no more than 10 percent of all the parcels that allow residential use in the Davenport/Swanton Designated Area, as defined in SCCC 13.10.694(C), excluding those parcels in the Mobile Home Park Combining Zone District, may contain vacation rentals and/or hosted rentals.
- i. Notwithstanding these maximums, each block in the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area that has parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District, may have at least one parcel with a vacation rental and/or a hosted rental.
 - ii. A single parcel may hold permits for both a hosted rental and a vacation rental.
- (c) Applicants for a permit for a new hosted rental shall provide the following to the Planning Department:
- i. Completed application form.
 - ii. Nonrefundable application fee as established by the Board of Supervisors.
 - iii. Affidavit verifying the legality, safety and habitability of the guest room or rooms including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence.
 - iv. Copy of a Rental/lease agreement, which shall include, but not necessarily be limited to, the performance standards listed in section 13.10.690(E).
 - v. Copy of transient occupancy tax certificate number, or proof of other arrangement approved by the County Tax Collector for the purpose of the operation of a hosted rental.
 - vi. Hosted Rental permits expire on the first business day on or after the date five-years

after the date of approval of the initial permit unless an application for renewal has been received by the Planning Department.

(3) **Renewal of Hosted Rental Permits.** Hosted Rental permits must be renewed every five years. An application to renew a permit for a hosted rental shall be made no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Determination that the application is complete shall stay the expiration of the existing permit until final action is taken on the renewal application. Except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on permit renewal applications shall be by the Planning Director or designee, with no notice of the proposed action provided

(a) Applicants for renewal of a permit for a hosted rental shall provide the following to the Planning Department:

(i) Completed application form.

(ii) Nonrefundable application fee as established by the Board of Supervisors.

(iii) Proof of payment of transient occupancy tax for the use of the dwelling as a hosted rental and a summary of the dates the unit was used as a hosted rental between the time of issuance of the existing permit and the date of application for the renewal. Renewal applications must show significant rental use for three out of the previous five years. Determination of significant rental use shall be made in accordance with guidelines adopted by resolution of the Board of Supervisors.

(b) Approval of a Hosted Rental Renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230(A). Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC 18.10.230(A).

(E) All permitted hosted rentals shall comply with the following performance standards for their operations

(1) **Number of People Allowed.** The maximum number of guests allowed in a hosted rental shall not exceed three people per hosted bedroom. Children under eight (8) are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of eighteen (18) is prohibited.

(2) **Posting of House Rules.** Hosted rental house rules shall be included in the rental agreement and also posted inside the hosted rental in a location readily visible to all guests. The house rules shall include, but not necessarily be limited to, the following: number of guests allowed; number of vehicles, noise limits, rules for pets, prohibition on events and outdoor parties, no illegal behavior or disturbances including an explicit statement that fireworks are illegal in Santa Cruz County, trash management (e.g., trash to be kept in covered containers only), and emergency evacuation instructions.

(3) **Noise.** All hosted rentals shall comply with the standards of Chapter 8.30 SCCC, Noise,

- and a copy of that chapter shall be posted inside the hosted rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the hosted rental room.
- (4) Food. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Santa Cruz County Environmental Health department.
 - (5) Pets. Pets, if allowed by the owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
 - (6) Events Prohibited. No weddings, outdoor parties, or similar activities are authorized under a Hosted Rental permit.
 - (7) Habitability. The hosted rental shall provide facilities for sleeping, bathing, and toileting inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as a hosted rental.
 - (8) Management. The long-term resident of a hosted rental is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.
 - (9) Signs. On-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.
 - (10) Parking. Neighborhood parking impact shall be mitigated by limiting guests of hosted rentals to bringing only one car per hosted bedroom to the hosted rental property. These cars may be parked on site or in legal street parking close to the host property.
- (F) Transient Occupancy Tax. Each hosted rental shall meet the regulations and standards set forth in Chapter 4.24 SCCC, and as administered by the County Tax Collector including any required payment of transient occupancy tax.
- (G) Transfer of Property with Hosted Rental Permit. When any property transfer triggers reassessment pursuant to the California Revenue and Taxation Code Section 60 et seq., as determined by the Assessor, the Hosted Rental permit associated with the property shall expire and shall become nonrenewable at the time of property transfer.
- (H) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section or any conditions of approval contained in a Hosted Rental permit. The penalties for violation of this section are set forth in Chapter 19.01 SCCC, Enforcement of Land Use Regulations. If more than two documented, significant violations occur within any 12-month period a permit may be reviewed for revocation, or an application for renewal may be denied. Evidence of significant violations includes, but is not limited to, copies of citations, written warnings, or other documentation filed by law enforcement; copies of homeowner association warnings, reprimands, or other association actions; a permit holder providing false or misleading information on an application or renewal application; evidence of violations of State or County health regulations; evidence that a permit holder is delinquent in payment of transient occupancy taxes, fines, or penalties; evidence of non-responsive management;

verified neighbor complaints of noise or other disturbances, particularly those involving the use of fireworks by occupants of the hosted rental; or other documents which substantiate allegations of significant violations. In the event a permit is either revoked or a renewal is denied by the County, no application for a Hosted Rental permit by the person or entity from whom the permit was revoked or who was denied renewal shall be filed on the same parcel within two years after the date of revocation or denial, without prior consent of the Board of Supervisors.

- (I) It is unlawful to make a false report to the Sheriff's Office regarding activities associated with hosted rentals

SECTION VII

The Santa Cruz County Code is hereby amended such that Section 13.10.691(E) shall read as follows:

- (E) Operation of the bed and breakfast inn shall be subject to the following continuing requirements:

- (1) The operator shall reside in the inn.
- (2) Guest stays shall be limited to less than 30 days.
- (3) No cooking shall be allowed in guest rooms.
- (4) Food service shall be limited to breakfast served exclusively to lodgers, and facilities shall conform to the requirements of the California Health and Safety Code, part 7: California Retail Food Code, as updated from time to time and enforced based on the required annual health permit inspection.

SECTION VIII

The Santa Cruz County Code is hereby amended such that section 13.10.694(D)(2)(b) shall read as follows:

- (b) In the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area, no new vacation rental shall be approved if parcels with permitted vacation rentals or permitted hosted rentals on the same block total 20 percent or more of the total parcels on that block that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District; except that in the following areas the percentage of parcels that may have vacation rentals or hosted rentals is not limited: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota. In addition, no more than 15 percent of all of the parcels that allow residential use in the Live Oak Designated Area and the Seacliff/Aptos Designated

Area, and no more than 10 percent of all the parcels that allow residential use in the Davenport/Swanton Designated Area, excluding those parcels in the Mobile Home Park Combining Zone District, may contain vacation rentals or hosted rentals. Notwithstanding these maximums, each block in the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area that has parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District, may have at least one vacation rental or hosted rental.

SECTION IX

The Santa Cruz County Code is hereby amended such that the entry for "Hosted Rental" in Section 13.10.700-H Definitions shall read as follows:

"Hosted Rental" means a dwelling unit, where a property owner or long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days.

SECTION X

The Santa Cruz County Code is hereby amended such that the entry for "Bed and Breakfast" in Section 13.10.700-B Definitions shall read as follows:

"Bed and breakfast inn" means a dwelling in which not-more than five bedrooms are available for short-term rental not to exceed 30 days, but not including nursing homes or hosted rentals operating with a valid permit.

SECTION XI

This ordinance shall take effect upon final certification by the California Coastal Commission.

PASSED AND ADOPTED this _____ day of _____, 2018, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairperson of the Board of Supervisors

Attest: _____
Clerk of the Board

Approved as to form:

County Counsel

STRIKEOUT/UNDERLINE OF PROPOSED HOSTED RENTAL REGULATIONS

SECTION I

The Santa Cruz County Code is hereby amended by changing Section 13.10.312 Uses in agricultural districts to include the following:

(B) Allowed Uses

AGRICULTURAL USES CHART

USE	CA	A	AP
Agricultural Support and Related Facilities			
<u>Hosted Rentals, subject to SCCC 13.10.690</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>

SECTION II

The Santa Cruz County Code is hereby amended by changing Section 13.10.322 Residential uses to include the following:

(B) Allowed Uses.

RESIDENTIAL USES CHART

USE	RA	RR	R-1	RB	RM
Residential Uses:					
<u>Hosted Rentals, subject to SCCC 13.10.690</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>

SECTION III

The Santa Cruz County Code is hereby amended by changing Section 13.10.332 Commercial uses to include the following:

(B) Allowed Uses.

COMMERCIAL USES CHART

USE	PA	VA	CT	C-1	C-2	C-4
Residential uses, such as:						
<u>Hosted Rentals, subject to SCCC 13.10.690</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>	<u>1P</u>

SECTION IV

The Santa Cruz County Code is hereby amended by changing Section 13.10.352 Parks, recreation, and open space uses to include the following:

(B) Allowed Uses.

PR USES CHART

USE

PR

Residential Uses

Hosted Rentals, subject to SCCC 13.10.690

1P

SECTION V

The Santa Cruz County Code is hereby amended by changing Section 13.I 0.372 Uses in the Timber Production TP District to include the following:

(B) Allowed Uses.

TP USES CHART

USE

PERMIT REQUIRED

Residential Uses, permanent, such as:

Hosted Rentals, subject to SCCC 13.10.690

1P

SECTION VII

The Santa Cruz County Code is hereby amended such that Section 13.10. 690 Hosted Rentals shall read as follows:

13.10.690 Hosted Rentals.

(A) The purpose of this section is to establish regulations applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of less than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes where hosted rentals are governed by an existing development permit.

(B) Hosted rentals are allowed in any legal dwelling unit in any zone district where a residential use is allowed without the requirement for any other use. Habitable and nonhabitable accessory structures, accessory dwelling units, legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term commercial lodging. Tents and recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses, and are not allowable as a hosted rental use.

(C) For the purposes of this section, "hosted rental" means a dwelling unit, where a long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days.

For the purposes of these regulations the following are not considered to be hosted rentals: (1) ongoing month-to-month tenancy granted to the same tenant for the same space, (2) a single short-term commercial stay of up to seven days per year, (3) permitted Vacation Rentals in which the entire home is rented while no host is present, and (4) short-term rentals of up to five bedrooms within a home, which meet the requirements of Bed and Breakfast Inns per SCCC Section 13.10.691 and are permitted as such.

(1) "Existing hosted rental" means a dwelling unit that was used as a hosted rental prior to December 5, 2017, and for which Transient Occupancy Tax was paid for any hosted rental activity that took place during the three years preceding December 5, 2017.

(2) "New hosted rental" means a dwelling unit that was not used as a hosted rental prior to December 5, 2017, or for which Transient Occupancy Tax payment was not made for activity in the three years preceding December, 2017.

(D) Permit Requirements. A Hosted Rental permit and transient occupancy tax registration, or proof of another tax payment arrangement approved by the County Tax Collector, are required for each hosted rental. Each permitted hosted rental shall comply with the requirements of this section. Permits are valid for a period of five years at a time. Approval of a Hosted Rental permit does not legalize any non-permitted use or structure. Hosted Rental permits are issued to property owners for a specific property, and are not transferrable between owners or properties. Hosted Rental permits are subject to revocation as provided in for in SCCC 18.10.136, and subject to the violation provisions of 13.10.690(H).

(1) Existing Hosted Rental. An initial permit shall be obtained. For applications for existing hosted rentals no public hearing shall be required and action on these applications shall be by the Planning Director or designee, with no notice of the proposed action provided. For an existing hosted rental to be considered a legal use the applicant shall provide the following to the Planning Department within 90 days after the certification by the California Coastal Commission of the original hosted rental ordinance codified in this chapter:

- (a) Completed application form.
- (b) Nonrefundable application fee as established by the Board of Supervisors.
- (c) Proof that a dwelling unit was being used as a hosted rental prior to December 5, 2017.

(a) In the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area, as defined in SCCC 13.10.694(C), no new hosted rental shall be approved if parcels with permitted vacation rentals and/or hosted rentals on the same block total 20 percent or more of the total parcels on that block that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District; except that in the following areas the percentage of parcels that may have vacation rentals and/or hosted rentals is not limited:

- i. Pot Belly Beach Road;
- ii. Las Olas Drive;
- iii. those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road;
- iv. those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane;
- v. Beach Drive; and Via Gaviota.

(b) Area and Block Limits. No more than 15 percent of all of the parcels that allow residential use in the Live Oak Designated Area and the Seacliff/Aptos Designated Area, and no more than 10 percent of all the parcels that allow residential use in the Davenport/Swanton Designated Area, as defined in SCCC 13.10.694(C), excluding those parcels in the Mobile Home Park Combining Zone District, may contain vacation rentals and/or hosted rentals.

- i. Notwithstanding these maximums, each block in the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area that has parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District, may have at least one parcel with a vacation rental and/or a hosted rental.
- ii. A single parcel may hold permits for both a hosted rental and a vacation rental.

(c) Applicants for a permit for a new hosted rental shall provide the following to the Planning Department:

- i. Completed application form.
- ii. Nonrefundable application fee as established by the Board of Supervisors.
- iii. Affidavit verifying the legality, safety and habitability of the guest room or rooms including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence.
- iv. Copy of a Rental/lease agreement, which shall include, but not necessarily be limited to, the performance standards listed in section 13.10.690(E).
- v. Copy of transient occupancy tax certificate number, or proof of other arrangement approved by the County Tax Collector for the purpose of the operation of a hosted rental.
- vi. Hosted Rental permits expire on the first business day on or after the date five-years after the date of approval of the initial permit unless an application for renewal has been received by the Planning Department.

(3) Renewal of Hosted Rental Permits. Hosted Rental permits must be renewed every five years. An application to renew a permit for a hosted rental shall be made no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Determination that the application is complete shall stay the expiration of the existing permit until final action is taken on the renewal application. Except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on permit renewal applications shall be by the Planning Director or designee, with no notice of the proposed action provided

(a) Applicants for renewal of a permit for a hosted rental shall provide the following to the Planning Department:

- (i) Completed application form.
- (ii) Nonrefundable application fee as established by the Board of Supervisors.

(iii) Proof of payment of transient occupancy tax for the use of the dwelling as a hosted rental and a summary of the dates the unit was used as a hosted rental between the time of issuance of the existing permit and the date of application for the renewal. Renewal applications must show significant rental use for three out of the previous five years. Determination of significant rental use shall be made in accordance with guidelines adopted by resolution of the Board of Supervisors.

(b) Approval of a Hosted Rental Renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230(A). Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC 18.10.230(A).

(E) All permitted hosted rentals shall comply with the following performance standards for their operations

- (1) Number of People Allowed. The maximum number of guests allowed in a hosted rental shall not exceed three people per hosted bedroom. Children under eight (8) are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of eighteen (18) is prohibited.
- (2) Posting of House Rules. Hosted rental house rules shall be included in the rental agreement and also posted inside the hosted rental in a location readily visible to all guests. The house rules shall include, but not necessarily be limited to, the following: number of guests allowed; number of vehicles, noise limits, rules for pets, prohibition on events and outdoor parties, no illegal behavior or disturbances including an explicit statement that fireworks are illegal in Santa Cruz County, trash management (e.g., trash to be kept in covered containers only), and emergency evacuation instructions.
- (3) Noise. All hosted rentals shall comply with the standards of Chapter 8.30 SCCC, Noise, and a copy of that chapter shall be posted inside the hosted rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the hosted rental room.
- (4) Food. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Santa Cruz County Environmental Health department.
- (5) Pets. Pets, if allowed by the owner, shall be secured on the property at all times. Continual

- nuisance barking by unattended pets is prohibited.
- (6) Events Prohibited. No weddings, outdoor parties, or similar activities are authorized under a Hosted Rental permit.
 - (7) Habitability. The hosted rental shall provide facilities for sleeping, bathing, and toileting inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as a hosted rental.
 - (8) Management. The long-term resident of a hosted rental is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.
 - (9) Signs. On-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.
 - (10) Parking. Neighborhood parking impact shall be mitigated by limiting guests of hosted rentals to bringing only one car per hosted bedroom to the hosted rental property. These cars may be parked on site or in legal street parking close to the host property.
- (F) Transient Occupancy Tax. Each hosted rental shall meet the regulations and standards set forth in Chapter 4.24 SCCC, and as administered by the County Tax Collector including any required payment of transient occupancy tax.
- (G) Transfer of Property with Hosted Rental Permit. When any property transfer triggers reassessment pursuant to the California Revenue and Taxation Code Section 60 et seq., as determined by the Assessor, the Hosted Rental permit associated with the property shall expire and shall become nonrenewable at the time of property transfer.
- (H) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section or any conditions of approval contained in a Hosted Rental permit. The penalties for violation of this section are set forth in Chapter 19.01 SCCC, Enforcement of Land Use Regulations. If more than two documented, significant violations occur within any 12-month period a permit may be reviewed for revocation, or an application for renewal may be denied. Evidence of significant violations includes, but is not limited to, copies of citations, written warnings, or other documentation filed by law enforcement; copies of homeowner association warnings, reprimands, or other association actions; a permit holder providing false or misleading information on an application or renewal application; evidence of violations of State or County health regulations; evidence that a permit holder is delinquent in payment of

transient occupancy taxes, fines, or penalties; evidence of non-responsive management; verified neighbor complaints of noise or other disturbances, particularly those involving the use of fireworks by occupants of the hosted rental; or other documents which substantiate allegations of significant violations. In the event a permit is either revoked or a renewal is denied by the County, no application for a Hosted Rental permit by the person or entity from whom the permit was revoked or who was denied renewal shall be filed on the same parcel within two years after the date of revocation or denial, without prior consent of the Board of Supervisors.

- (I) It is unlawful to make a false report to the Sheriff's Office regarding activities associated with hosted rentals

SECTION VII

The Santa Cruz County Code is hereby amended such that Section 13.10.691(E) shall read as follows:

- (E) Operation of the bed and breakfast inn shall be subject to the following continuing requirements:

- (1) The operator shall reside in the inn.
- (2) Guest stays shall be limited to less than 30 days.
- (3) No cooking shall be allowed in guest rooms.
- (4) Food service shall be limited to ~~a continental type breakfast consisting of food items such as coffee, tea, juice, fruit, and nonpotentially hazardous pastries~~ served exclusively to lodgers, and facilities shall conform to the requirements of the California Health and Safety Code, part 7: California Retail Food Code, as updated from time to time and enforced based on the required annual health permit inspection. ~~An operation extending beyond this limitation shall be construed to be a guesthouse or boarding house, and shall be subject to the requirements of the California Restaurant Act.~~

SECTION VIII

The Santa Cruz County Code is hereby amended such that section 13.10.694(D)(2)(b) shall read as follows:

- (b) In the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area, no new vacation rental shall be approved if parcels with permitted vacation rentals or permitted hosted rentals on the same block total 20 percent

or more of the total parcels on that block that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District; except that in the following areas the percentage of parcels that may have vacation rentals or hosted rentals is not limited: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota. In addition, no more than 15 percent of all of the parcels that allow residential use in the Live Oak Designated Area and the Seacliff/Aptos Designated Area, and no more than 10 percent of all the parcels that allow residential use in the Davenport/Swanton Designated Area, excluding those parcels in the Mobile Home Park Combining Zone District, may contain vacation rentals or hosted rentals. Notwithstanding these maximums, each block in the Live Oak Designated Area, the Seacliff/Aptos Designated Area, or the Davenport/Swanton Designated Area that has parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District, may have at least one vacation rental or hosted rental.

SECTION IX

The Santa Cruz County Code is hereby amended such that the entry for "Hosted Rental" in Section 13.10.700-H Definitions shall read as follows:

"Hosted Rental" means a dwelling unit, where a property owner or long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days.

SECTION X

The Santa Cruz County Code is hereby amended such that the entry for "Bed and Breakfast" in Section 13.10.700-B Definitions shall read as follows:

"Bed and breakfast inn" means a dwelling in which not-more than five bedrooms are available for short-term rental not to exceed 30 days, but not including nursing homes or hosted rentals operating with a valid permit.



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
www.sccoplanning.com

NOTICE OF EXEMPTION

To: Clerk of the Board
Attn: Susan Galloway
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Project Name: Accessory Dwelling Unit Ordinance Amendments

Project Location: Countywide

Assessor Parcel No.: N/A

Project Applicant: County of Santa Cruz

Project Description: Amendments to the County Zoning Code to create regulations for a new type of visitor accommodations called Hosted Rentals.

Agency

Approving Project: County of Santa Cruz

County Contact: Sarah Neuse

Telephone No. 831-454-3290

Date Completed:

This is to advise that the County of Santa Cruz Board of Supervisors has approved the above described project on _____ and found the project to be exempt from CEQA under the following criteria:

Exempt status: (check one)

- ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- ☒ The proposed activity is exempt from CEQA as specified under CEQA Guidelines Section 15061(b)(3).
- ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

☐ **Categorical Exemption**

Reasons why the project is exempt:

See attached sheet.

Signature: _____ Date: _____ Title: Environmental Coordinator

EXHIBIT D

Section 15061(b)(3) of the California Environmental Quality Act states:

“An activity is not subject to CEQA if...The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

This exemption applies appropriately to the creation of an ordinance to regulate the use of existing bedrooms as Hosted Rentals, which will serve as a mechanism to begin regulating an existing, largely unregulated land use. The ordinance will create both standards for performance for the first time as well as limitations on the extent of use that are likely to have the effect of reducing the overall impacts of hosted rentals.

Based on the available data regarding the short term rental of private rooms (as opposed to short-term rental of whole homes), there are no more than 200 of these uses currently existing in the County (out of 50,118 total occupied housing units, based on the most recent census data), and that number has not grown between October 2015 (www.insideairbnb.com), and the most recent data from June 2017 collected by Host Compliance, a private firm specializing in monitoring online Short Term Rental listings.

The proposed ordinance would place limitations on the number of rooms which could be rented as part of a hosted rental (up to 2 bedrooms), the number of guests who could be hosted (no more than 3 adults or children over age 8 per hosted bedroom), and the total number of these uses that could be established in the County (no more than 250). By placing these limits on the extent and intensity of the use, the County believes there will be no impact on the natural environment that would result from creating these regulations. Further, the proposed ordinance contains standards for parking, noise, signage, presence of an on-site host, habitability, and a prohibition on events on these properties, and a requirement for renewal every five years of the permission to operate a hosted rental. The County believes that the proposed ordinance will function to reduce or eliminate existing environmental impacts associated with these uses, and provides a mechanism for enforcement if standards are not met.