

applicable safety, habitability, and zoning requirements. Site inspections will also confirm adherence to permit application standards outlined in section 13.10.694(D)(5)(b) of the proposed ordinance.

#### **11. Hosted Rental Expanded Eligibility.**

- The proposed ordinance would allow up to three bedrooms to be used for short-term lodging under a hosted rental permit, which is an increase of one bedroom<sup>4</sup>(see section 13.10.694(C)(3) of the proposed ordinance).
- The proposed ordinance includes provisions to allow parcels with ~~Accessory Dwelling Units (ADUs)~~, Junior Accessory Dwelling Units (JADUs), ~~or both~~ to obtain hosted rental permits provided that the property owner or an immediate family member resides in the ~~ADU or JADU~~ while renting the primary dwelling (see section 13.10.694 (D)(7)(c)(i) of the proposed ordinance).
- Applications for hosted rental permits for parcels with ~~ADUs or JADUs~~ shall be processed as an Administrative Use Permit which requires public noticing, whereas all other hosted rental permits shall be processed as Minor Use Permits, which does not require public noticing<sup>5</sup>(see section 13.10.694 (D)(7)(b)(i) of the proposed ordinance).

#### **12. Rightsizing the Number of Permits Available.**

Effective January 1, 2026, the total number of non-hosted permits in each designated area shall be reduced by up to 10 permits per year over a five-year period, if unused permits are available in designated areas. No existing permit holder shall lose their permit or ability to renew it pursuant to section 13.10.964(D)(4)(a) of the proposed ordinance.

#### **13. Designated Area Block Map Adjustment.**

Revised procedure for block map adjustments to require a decision by the Planning Commission to clarify the application process for a block map adjustment and to include a public hearing<sup>6</sup> (see section 13.10.694(D)(4)(b)(iii) of the proposed ordinance).

### **GENERAL PLAN CONSISTENCY**

The proposed Code amendments are consistent with the objectives, policies, general land uses, and programs specified in the General Plan. Overall, the proposed amendments are consistent with the County's General Plan chapters 2 and 4: Built Environment and Housing Element, and are in support of the following policies:

- BE-1.5.6 Implementing State Law
- BE-2.4.2 Regulation of Home Occupations
- BE-2.5.1 (LCP) Short-Term Rental Regulation
- BE-2.5.3 (LCP) Short-Term Rentals in Coastal Tourist Areas
- BE-3.5.1 (LCP) Visitor Accommodations for All

<sup>4</sup> The Subcommittee's proposed ordinance had revised the Hosted Rental definition to state that "one or more" bedrooms could be used under a hosted rental permit. Staff revised that definition to limit to a maximum of three bedrooms

<sup>5</sup> The Subcommittee's proposed ordinance was revised to include this language.

<sup>6</sup> The Subcommittee's proposed ordinance was revised to include this language.