

CUP	Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.
A	Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complementary use.
NA	Use not allowed in this zone district.

The “Visitor Accommodations” portion of Table 13.10.312-1 in Section 13.10.312 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
Visitor Accommodations			
Hosted rental	MUP ^A	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	AUP ^A	Hosted rental permit required per SCCC 13.10.694.
Non-hosted rentals, new, with 3 or fewer bedrooms and all non-hosted rental renewals	AUP ^A	AUP ^A	Non-hosted rental permit required per SCCC 13.10.694.
Non-hosted, new, with 4 or more bedrooms	CUP ^A	CUP ^A	

SECTION II

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.322-1 in Section 13.10.322 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
Residential Units – Commercial Uses (Ancillary to Residential Use)							
Hosted rentals	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted	AUP ^A	AUP ^A	AUP ^A	AUP ^A	AUP ^A	AUP ^A	Hosted rental permit required

rental in parcels with ADUs or JADUs							per SCCC 13.10.694.
Non-Hosted Rentals	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP for new non-hosted rentals with 3 or fewer bedrooms. CUP for new rentals with 4 or more bedrooms. AUP for renewals. Non-hosted rental permit required per SCCC 13.10.694.

SECTION III

The "Residential Units – Commercial Uses (Ancillary to Residential Use)" portion of Table 13.10.332-1 in Section 13.10.332 of the Santa Cruz County Code is hereby amended to read:

read:

USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
Residential Units – Commercial Uses (Ancillary to Residential Use)								
Hosted Rentals	MUP ^A	MUP ^A	NA	NA	MUP ^A	NA	NA	Hosted rental permit required; non-hosted rentals are not allowed per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	AUP ^A	NA	NA	AUP ^A	NA	NA	Hosted rental permit required per SCCC 13.10.694.

SECTION IV

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.352-1 in Section 13.10.352 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (Ancillary to Residential Use)		
Hosted rentals	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	Hosted rental permit required per SCCC 13.10.694.
Non-Hosted rentals	AUP ^A / CUP ^A	AUP for new rentals with 3 or fewer bedrooms. CUP for new rentals with 4 bedrooms or more. AUP for all non-hosted permit renewals. Non-hosted permit required per SCCC 13.10.694.

SECTION V

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.362-1 in Section 13.10.362 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (ancillary to residential use)		
Hosted rentals	MUP ^A	Hosted rental permit required; non-hosted rentals are not allowed per SCCC 13.10.694
New hosted rental in parcels with ADUs or JADUs	AUP ^A	Hosted rental permit required per SCCC 13.10.694.

SECTION VI

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.372-1 in Section 13.10.372 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (ancillary to residential use)		

Hosted rentals	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	Hosted rental permit required per SCCC 13.10.694.
Non-hosted rentals	AUP ^A / CUP ^A	AUP for new rentals with 3 or fewer bedrooms. CUP for new rentals with 4 bedrooms or more. AUP for all non-hosted permit renewals. Non-hosted permit required per SCCC 13.10.694.

SECTION VII

Section 13.10.689 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.689 (B)(1) "Commercial visitor accommodations" means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC 13.10.641) or short-term residential rentals (see SCCC 13.10.694).

SECTION VIII

Section 13.10.690 of the Santa Cruz County Code is hereby repealed in its entirety.

SECTION IX

Section 13.10.694 of the Santa Cruz County Code is hereby repealed in its entirety and replaced to read as follows:

13.10.694 – Short-Term Rentals

(A) Purpose. The purpose of this section is to establish regulations applicable to the short-term rental of residential dwelling units or bedrooms in a residential dwelling unit for periods of not more 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 short-term rentals are governed by an existing development permit.

(B) Applicability. Short-term rentals are allowed in zone districts as specified in the Use Charts contained in SCCC 13.10.

- (1) Habitable and non-habitable accessory structures, accessory dwelling units (ADUs), legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term rental. Recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses and are not allowable for short-term rental use. Short-term rentals may

be allowed in properties with ADUs or Junior Accessory Dwelling Units (JADUs) pursuant to SCCC 13.10.694(D)(7)(c)(i).

(2) Short-term rentals are prohibited within all multifamily dwellings of four units or more and urban lot splits, as regulated by SCCC 13.10.328.

(3) Notwithstanding other provisions of this section, an existing short-term rental permit shall not be revoked due to additional requirements contained in this section adopted after the ordinance implementing changes to this section takes effect, as long as ownership of the parcel does not change. This exception extends to renewal applications for permits existing at the time changes to this section take effect, except as provided in SCCC 13.10.694(D)(4).

(C) Definitions. For the purposes of this section, the following words and phrases shall be defined as set forth in this section. In the event of any conflict between the definitions in this section and definitions of the same or similar terms in SCCC 13.10.700, the definitions herein shall prevail.

(1) “Block” means the properties abutting both sides of a street extending from one intersecting street to another or to the terminus of the street, as indicated on the official Block Map (adopted by the Board of Supervisors on August 18, 2020). In the DASDA, “blocks” shall apply only in the town of Davenport, extending to all the R-1 zoned parcels along San Vicente Street, in New Town on Cement Plant Road, Adeline, and 1st, 2nd, and 3rd Streets, and on Davenport Landing.

(2) “Davenport/Swanton designated area” or “DASDA” means that portion of the North Coast Planning Area bounded on the south by Riverside Avenue and San Vicente Street in the unincorporated town of Davenport, and extending north along Highway 1 to include the areas of New Town and Davenport Landing south of Highway 1, and bounded on the north by the intersection of Swanton Road and Highway 1, and including all parcels within one-quarter mile of Swanton Road, but excluding any parcels that abut Last Chance Road, as depicted in Figure DASDA, attached to the ordinance codified in this section.

(3) “Director” means the Director of the Community Development and Infrastructure Department, or their designee.

(4) “Department” means the Community Development and Infrastructure Department.

approval of an application for a new short-term rental permit rather than a renewal application.

- (f) Short-term rental permits are subject to revocation as provided for in SCCC 18.10.136, and subject to the violation provisions of SCCC 13.10.694(E)(12).

(2) Short-Term Rental Registry. The Department shall keep a current registry of all valid short-term rental permits.

(3) STR Hotline. The County will utilize a short-term rental (STR) hotline applicable to all short-term rental properties:

- (a) Purpose of Hotline: The STR hotline will serve as a centralized resource for receiving and addressing complaints or inquiries related to properties permitted for short-term rental use, ensuring timely responses to neighborhood concerns and regulatory compliance.

- (b) Hotline Signage: Each short-term rental property must display a sign that includes the County's STR hotline number. The sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight and must conform to County-established specifications for size and format.

- (c) Cost Allocation: Costs associated with the establishment, operation, and maintenance of the STR hotline shall be distributed among permit holders as part of the permit fees. These fees will be periodically reviewed and adjusted as necessary by the Board of Supervisors to reflect actual County expenses to operate the STR hotline.

(4) Short-Term Rentals. Concentrations, Caps, and Short-Term Rental Waiting Lists.

- (a) Designated Area Caps. In the Live Oak Designated Area ("LODA"), the Seacliff/Aptos/La Selva Designated Area ("SALSDA"), or the Davenport/Swanton Designated Area ("DASDA"), as defined in SCCC 13.10.694(C), a maximum number of short-term rental permits may be issued as established herein, excluding those parcels in the Mobile Home Park Combining District.

Within the LODA, no more than 262 non-hosted rental permits shall be issued, and no more than 18 hosted rental permits shall be issued, for a total of 280 short-term rentals in the LODA. Within the SALSDA, no more than ~~119-147~~ non-hosted rental permits shall be issued, and no more than 45 hosted rental permits shall be issued, for a total of 164

(ix) Any additional requirements for hosted and non-hosted rental permits shall be applicable pursuant to SCCC 13.10.694(D)(7) and 13.10.694(D)(8), respectively.

(b) Approval for renewal of a short-term rental renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230(A), and with consideration of factors identified in the applicable short-term rental violations provisions herein. 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), and with consideration to factors that would support non-renewal of the short-term rental permit, or if applicants do not provide all required renewal materials as detailed in herein.

(7) Hosted Rentals.

(a) The purpose of this section is to establish regulations specifically applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of no more than 30 days at a time. These regulations are in addition to all other provisions of this title.

(b) Hosted rental new or renewal permits shall require a Minor Use Permit as defined in SCCC 18.10.

(i) Applications for new hosted rental permits for properties containing a primary dwelling and a permitted ADU, JADU, ~~or both~~ shall require an Administrative Use Permit as defined in SCCC 18.10.

(c) Hosted rentals are allowed in any legal dwelling unit with no more than three bedrooms in any zone district where a residential use is allowed unless otherwise specified in the Use Charts contained in SCCC 13.10.

(i) Properties containing a primary dwelling ~~and permitted ADU, JADU, or both~~ may be used as a hosted rental provided that the property owner or immediate family member resides on the property.

(ii) ~~Pursuant to SCCC 13.10.694(B)(1)(a), properties containing an ADU, as defined in California Government Code section 65852.2, may be issued a hosted rental permit provided that the ADU is not used as the hosted rental.~~

(8) Hosted Rental Permit Requirements.

(a) Applications for new hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5).

