

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

Promoting the wise use of land Helping build great communities

Vacation Rental Ordinance

LRP2015-00007

March 7, 2016
San Luis Obispo County
ALAB



Definition

- What is a vacation rental?
 - Rental of entire home
 - Short-term rental (less than 30 days)
 - Owner not present
 - “Residential” use
- What is not a vacation rental?
 - Bed and breakfast / homestay
 - Hotel or commercial use
 - Long-term rental (more than 30 days)



Background

- Board authorized inland ordinance on October 13, 2015
- Existing vacation rental ordinance in Coastal Zone
- Currently no land use regulations for vacation rentals in Inland Area
- Vacation rentals allowed with zoning clearance



Purpose of Ordinance

- Allow limited lodging opportunities in residential and rural areas
- Ensure neighborhood compatibility
- Notification and enforcement
- Address temporary events



Where does it apply?

- Inland area
 - Existing Coastal Zone Ordinance for Cambria, Cayucos, and Avila Beach
- Unincorporated areas only
 - Rural/ agricultural areas
 - Unincorporated communities
- Does not include seven cities



Key Standards

- Location
 - 500 feet in small lot areas
- Local contact person
 - 200 feet urban / 1,000 feet rural
- Events
 - Require use permit approval per events ordinance
- Occupancy
 - Limit of 2 people per room, plus 2 additional people
- Tenancy
 - Four tenants per month
- Not allowed on Williamson Act land



Temporary Events

- Not a temporary events ordinance
- Existing temporary events ordinance (22.30.610)
- Does not allow for temporary events
- 18 month grace period for vacation rentals with events to obtain use permit approval

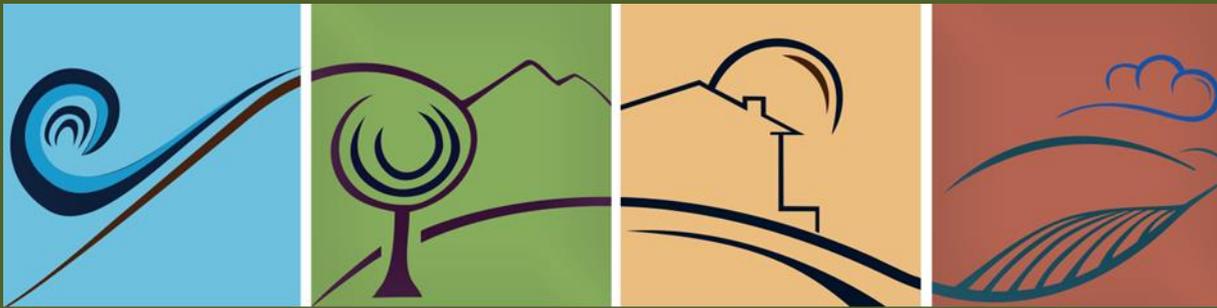


DEPARTMENT OF PLANNING AND BUILDING

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Next Steps

- Public comment period extended
- Planning Commission hearing
- Board of Supervisors hearing



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Thank you.