

**SANTA CRUZ COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE PRACTICE GUIDANCE**

Interpretation No.: VAC-01 (Vacation Rentals: Assigning blocks in the LODA)
Effective Date: 12/23/11
Originally Issued: NA

Question

Inside the Live Oak Designated Area (LODA) there is a limit on the number of vacation rentals that is allowed on each block, measured as a percentage of all the parcels on the block. How is it determined to which block a parcel is assigned for the purpose of determining if the maximum percentage per block has been reached?

Applicable Regulatory Section(s)
§13.10.694

GUIDANCE:

Block

For the purposes of vacation rentals, a block “means the properties abutting both sides of a street extending from one intersecting street to another or to the terminus of the street” (13.10.694 (C)4).

Corner Parcels

Many parcels are situated within two different “blocks” as defined by the ordinance, such as corner parcels. Another way of stating this is that in some cases blocks overlap. In these cases, if the maximum percentage of vacation rentals has not been exceeded on at least one of the two blocks on which the parcel is located, and the overall maximum number of vacation rentals allowed in the LODA has not been exceeded, the vacation rental may be approved.

Documentation

For all vacation rental applications, staff must include a print out of the GIS map that shows the existing vacation rentals on the block or blocks in question at the time the application is approved. The map should indicate the configuration of the block that was used to count the number of existing vacation rentals and the number of parcels, which led to the determination that the maximum percentage of rentals had not been reached.

Reason:

The purpose of the ordinance is to create a system for tracking vacation rentals and limiting impacts of rentals on neighborhoods. The typical situation where two blocks overlap is at a corner. As long as the total number of vacation rentals allowed in the LODA has not been exceeded, issuing a permit where one of the two blocks has “room” for an additional vacation rental complies with the vacation rental ordinance.



Kathy Previsich, Planning Director

1-25-2012
Date