



# SHORT-TERM RENTAL PUBLIC WORKSHOP

November 13, 2017



# Workshop Purpose

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- Block definition
- Block density
- Review of over-dense blocks and configurations
- Recommended changes



# Block Density

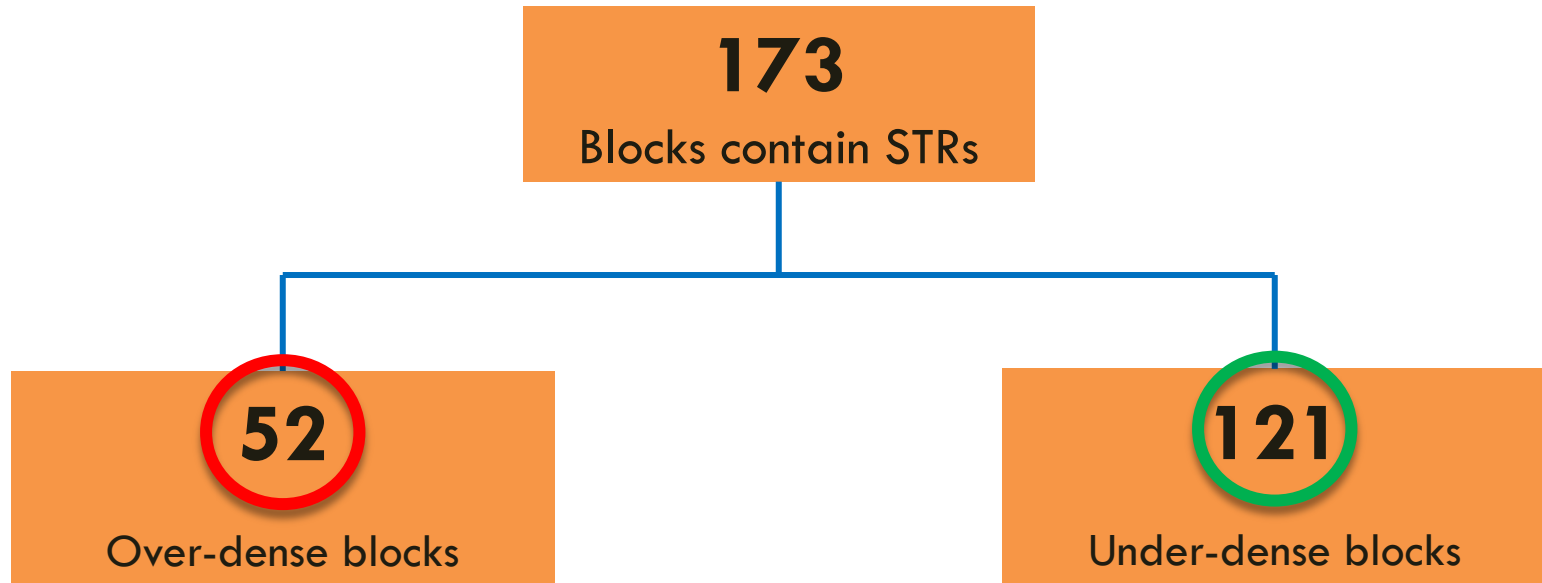
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$$\text{block density} = \frac{\text{Number of STRs}}{\text{Number of parcels}}$$

**Over-density > 15%**

# Block Density Overview

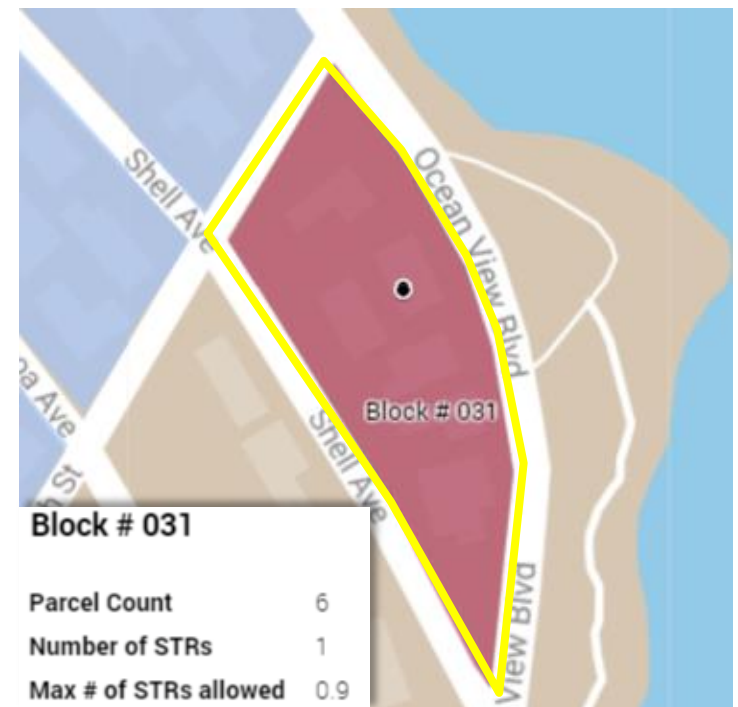
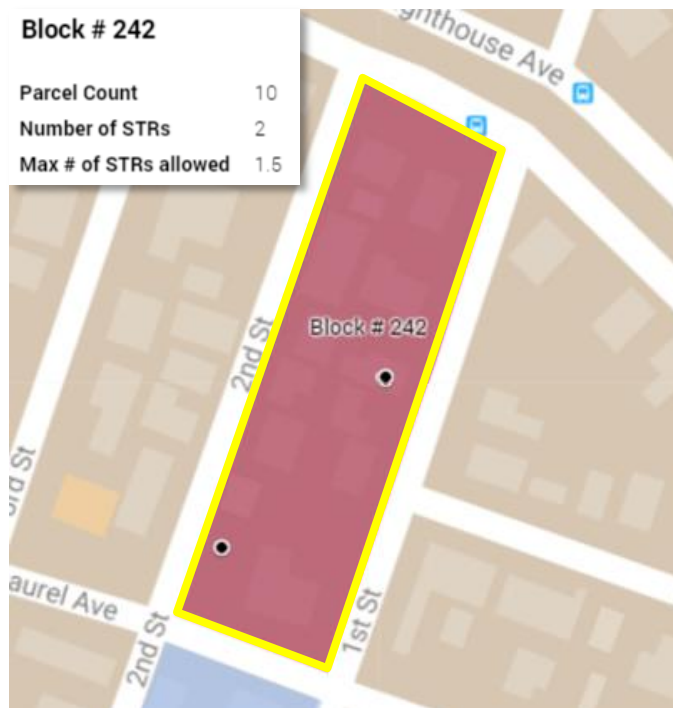
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# Over-dense Block Configurations

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**Type 1**: Over 15% but all STRs comply with 55' ZOE

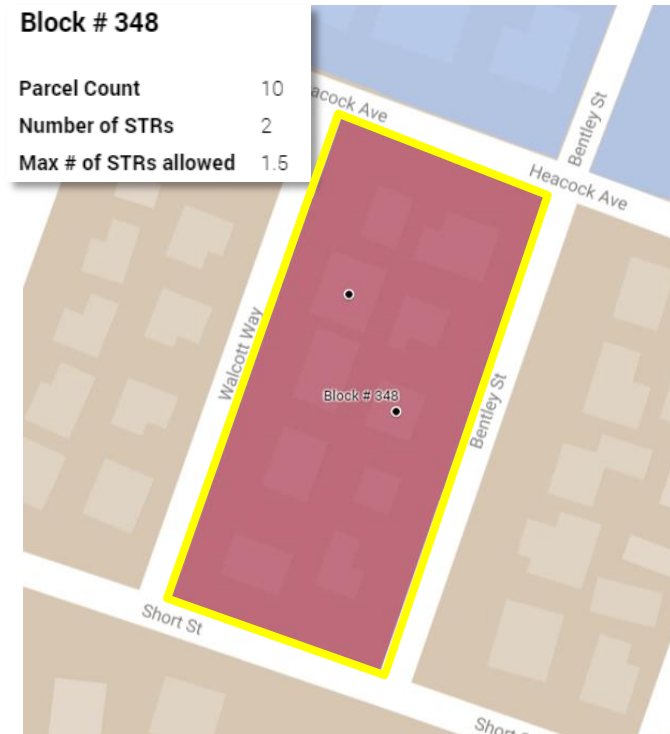
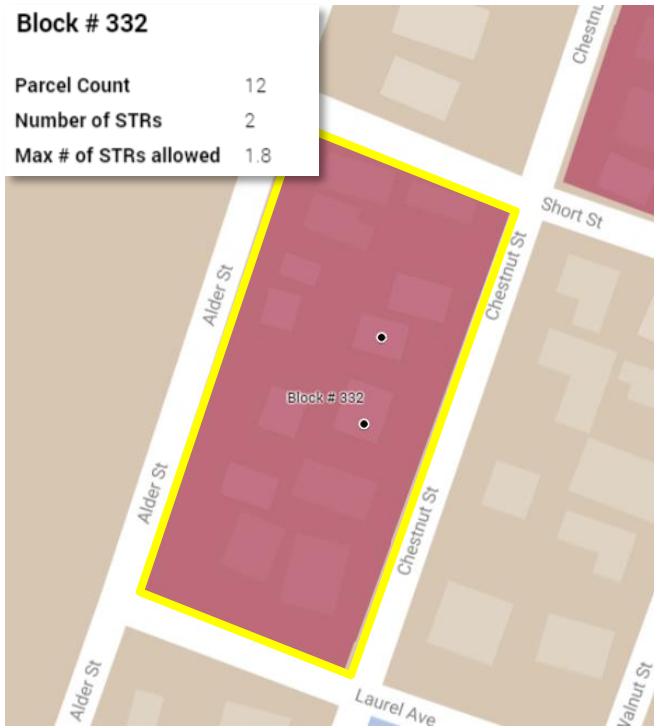


**No lottery**

# Over-dense Block Configurations

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**Type 2**: Over 15% and no STRs comply with 55' ZOE

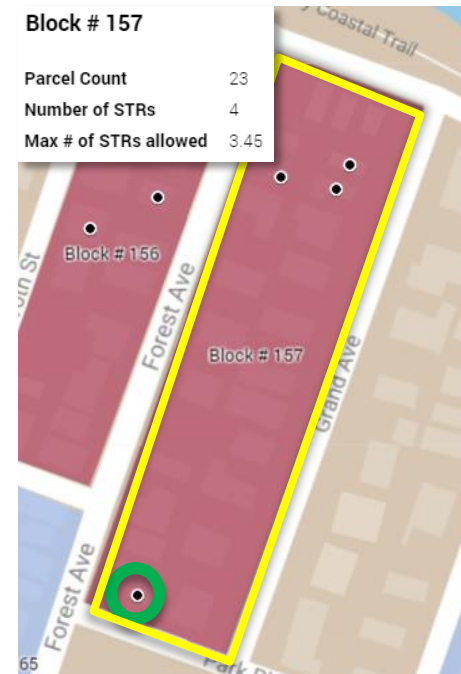
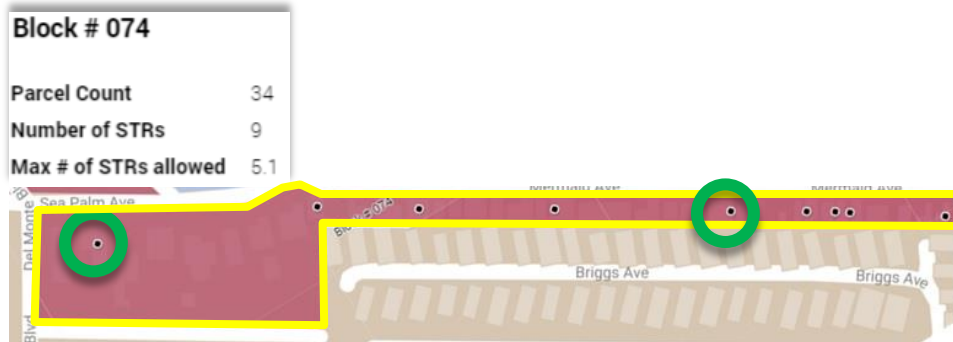


**Lottery**

# Over-dense Block Configurations

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**Type 3:** Over 15% - Some STR(s) comply with 55' ZOE and others do not



**No Lottery:** ZOE-compliant STRs

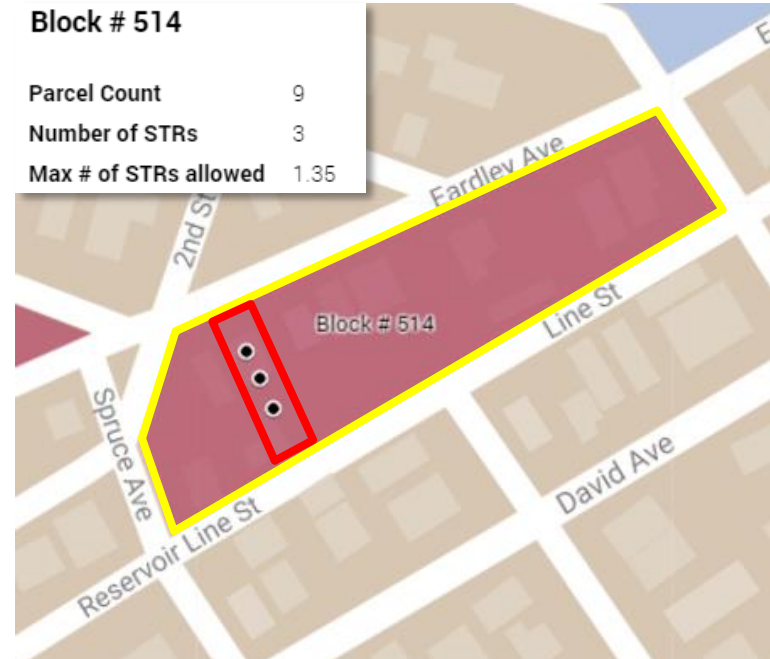
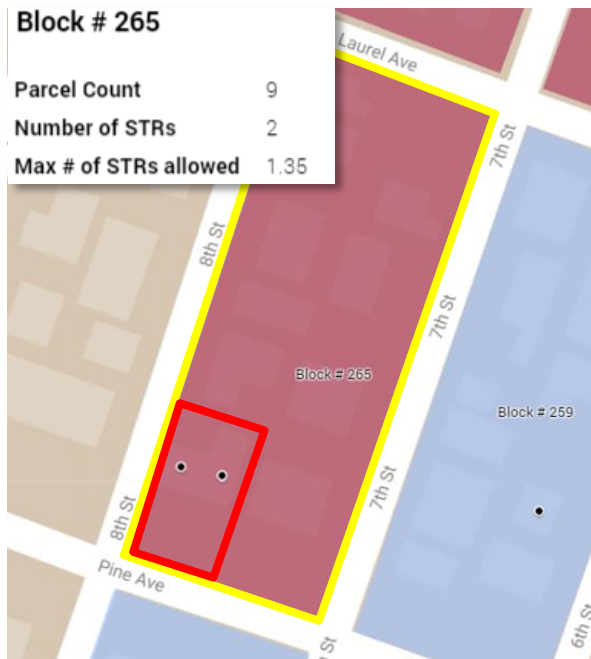
**Lottery:** remaining STRs



# Over-dense Block Configurations

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## Type 4: Standalone duplexes and triplexes

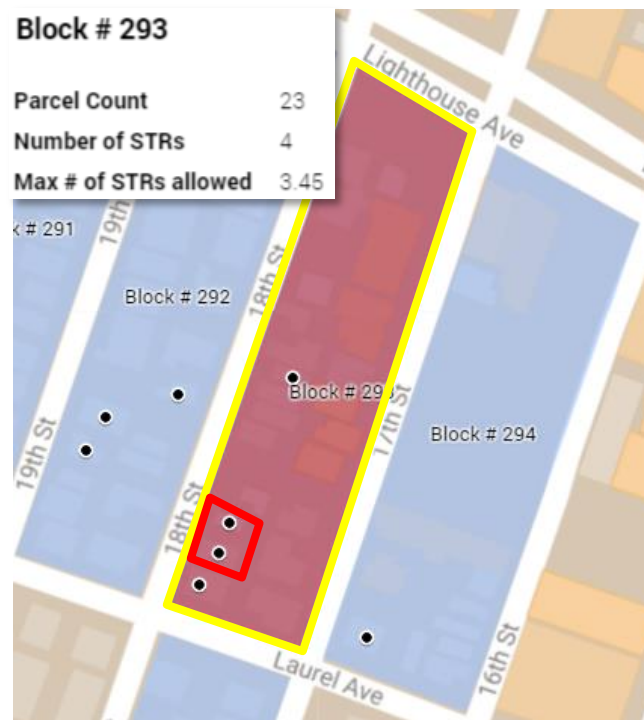


Lottery: One STR continues

# Over-dense Block Configurations

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**Type 5**: Hybrid block (duplex and SFD STRs on the same block)

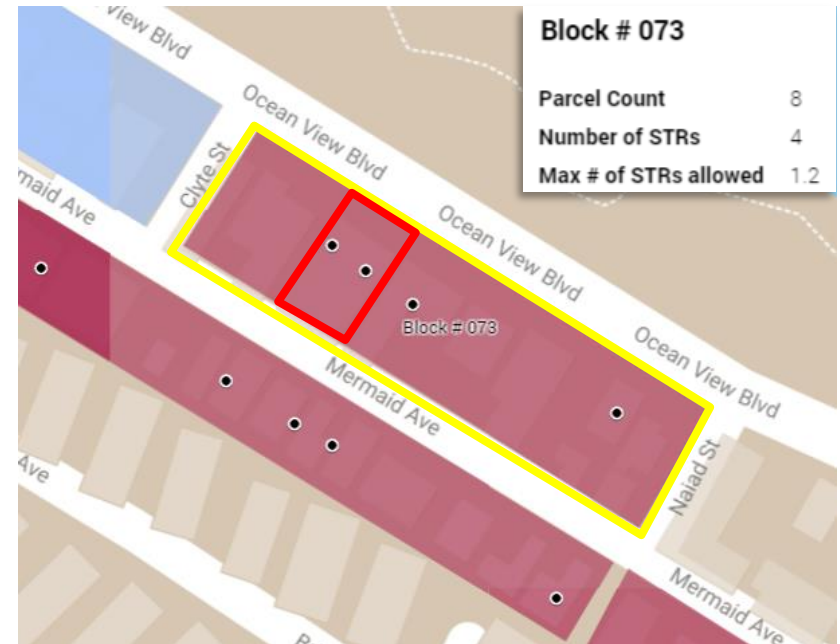
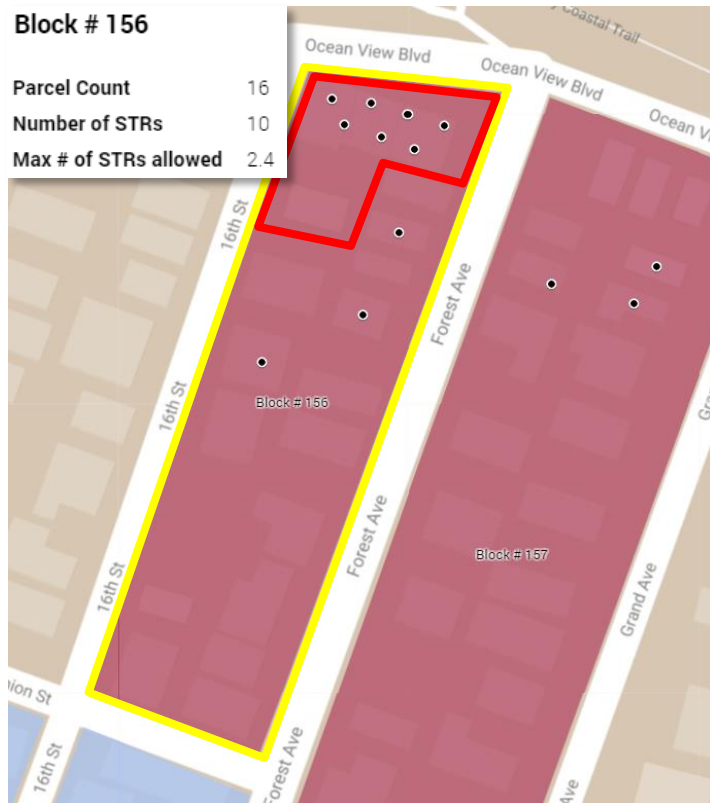


**Lottery**

# Over-dense Block Configurations

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## Type 6: Hybrid Block (HOA/TIC and SFD STRs on the same block)

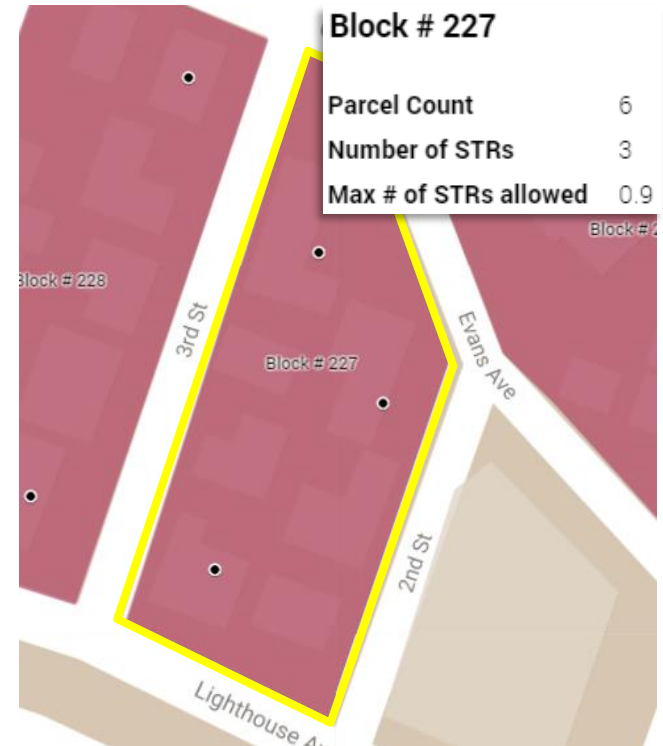
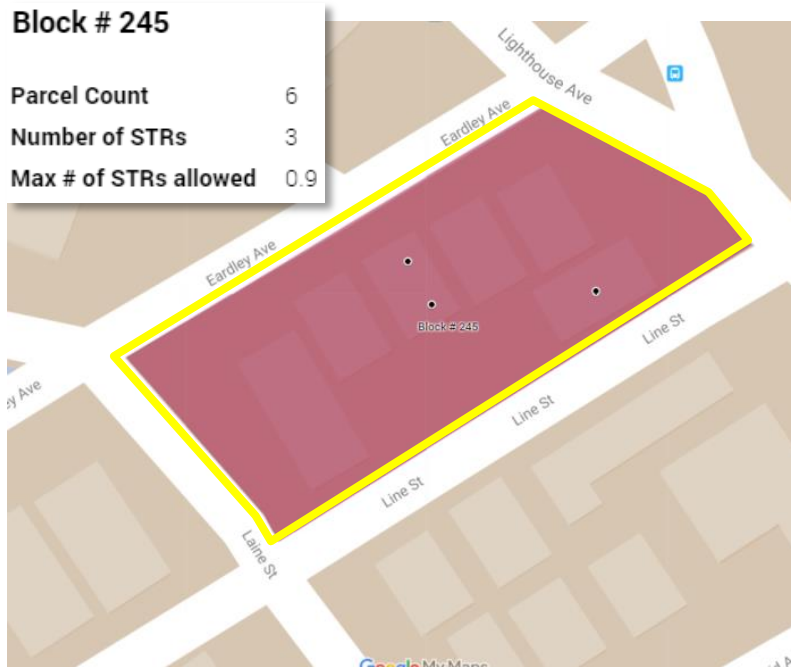


Lottery

# Over-dense Block Configurations

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## Type 7: The unusually small blocks



**Lottery**: One STR may continue

# Recommended Changes

*(NEW first read scheduled for December 6<sup>th</sup>)*

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## □ Existing STRs

- 15% block density
- Multiple licenses per parcel (including duplex, triplex, multi-dwelling properties, H.O.A, and T.I.C) are allowed; however, all STRs may be subject to lottery if block density is over 15%
- ZOE-compliant STRs on over-dense blocks will not be subject to lottery
- Unique circumstances may allow for subsequent renewal of a STR designated for sunset (*less than 5% of STRs designated for sunset are anticipated to re-enter the program*).

## □ New STRs

- 55' Zone of Exclusion (ZOE)  
(no exceptions)
- One per parcel limit  
(no exceptions)
- 250 City-wide cap  
(no exceptions)

# Thank you!

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- Join our mailing list for updates. Email or call staff directly [hnoori@cityofpacificgrove.org](mailto:hnoori@cityofpacificgrove.org) or **(831)-648-3190**
- Submit written comment to [hnoori@cityofpacificgrove.org](mailto:hnoori@cityofpacificgrove.org)

