

CONSIDERATION OF TEMPORARILY ALLOWING SHORT- TERM RENTALS OUTSIDE OF THE COASTAL ZONE

JANUARY 20, 2026
COUNCIL

CITY



BACKGROUND

Global Games Strategy

- Sep. & Dec. 2025:

City Council considered preparation and participation



strategies



>> Directed staff to prepare a short-term rental ordinance to temporarily allow outside



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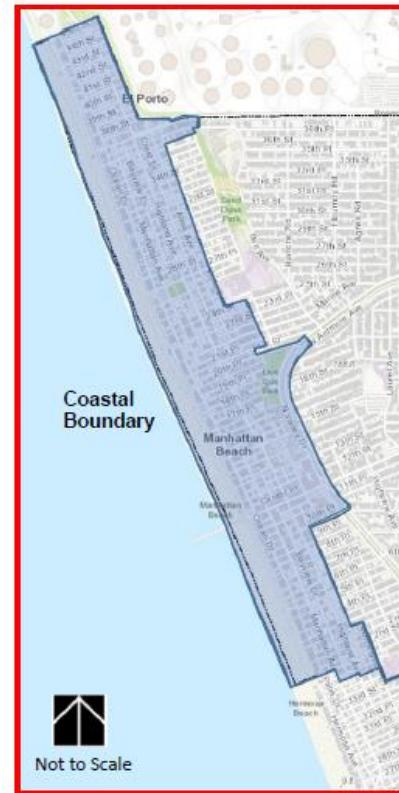
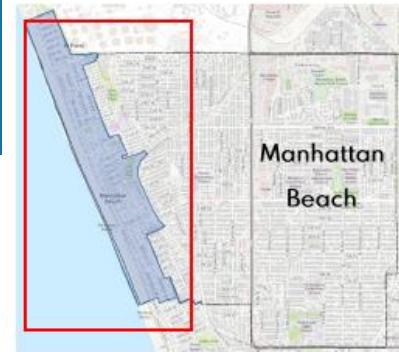
of Coastal Zone

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BACKGROUND

Short-Term Rental (STR)

- Rented for less than 30 days
- Only allowed in Coastal Zone
 - Currently, 191 licensed with 89 actively operating



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Fiscal Year 2024-25: 175

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licensed; approx. \$1.7 Mil.

TEMPORARY ORDINANCE

- Applicable to STRs outside of Coastal Zone
- Allowance period
 - June 5 – July 17, 2025

JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

STR Allowance
Start/End



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

World Cup
Start/End

LA
Matches

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TEMPORARY ORDINANCE

- **STR Cap: 450**

Based on % of STR in Coastal Zone compared to total number of housing units (i.e., 4%)

Area District	License Cap (%)	Assuming 450 STR
1	35%	157
2	55%	247
3	10%	46

- **Alternative Cap: 1,325**

Based on community survey interest in renting out property as STR (i.e., 11.8% - True North)



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TEMPORARY ORDINANCE

- **Eligibility**

- One STR license per property and owner
- Prohibit certain types of units (ADU, RV, etc.)
- No active or pending violations exist

- **Neighborhood notification**

- Notice sent when STR license is issued to properties within 100 ft radius
- Include local emergency contact of STR



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TEMPORARY ORDINANCE

- **Operational requirements**

- Post STR license on hosting platforms
- Max. 2/bedroom + 2 (Total occupancy: 8 per STR)
- Good neighbor policy
- 24/7 Local emergency contact
- Maintain min. 2 parking spaces on-site for renters
- Waste management
- Restrict outdoor activities from 10 pm to 7 am
- No commercial activities or special events



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TEMPORARY ORDINANCE

- **Hosting platform responsibilities**
 - Ensure inclusion of City-issued STR license
 - Prohibit booking transactions for,
 - Unlicensed STRs
 - STRs outside of 6-week period



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ENFORCEMENT PLAN

- Increase staffing based on day, week, anticipated activities
- Local emergency contact
- Trespass Letter of Authorization
- License revocation
- Administrative citations



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PUBLIC OUTREACH

- Hosted community meeting (Jan. 6, 2026)
- Noticed in The Beach Reporter
- Updated City's STR webpage
- Created listserv to inform interested parties
- Utilized various social media platforms



platforms

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CONCLUSION

1. Conduct public hearing
2. If Council chooses to proceed:
 - Introduce an ordinance to establish temporary STR allowances outside of the Coastal Zone for the 2026 FIFA World Cup



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