

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

JANUARY 20, 2026
COUNCIL

CITY



"Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails."

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

of Coastal Zone



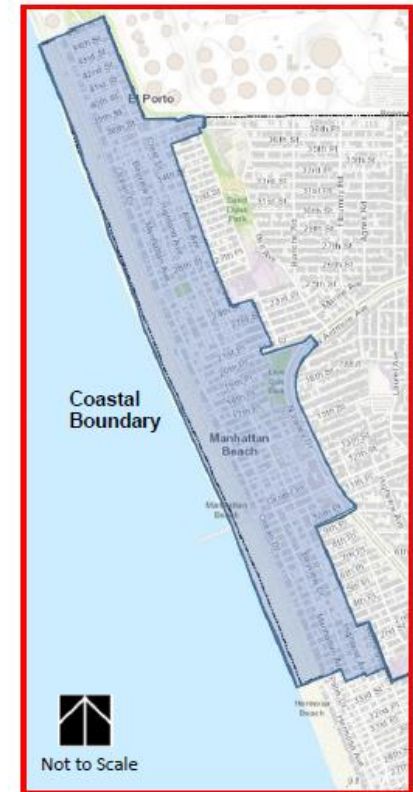
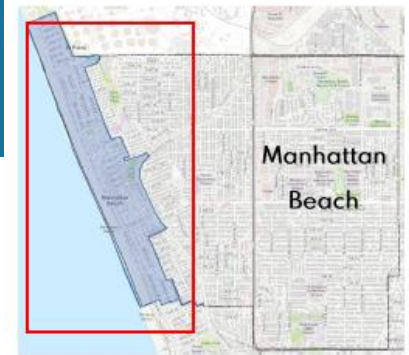
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BACKGROUND

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.

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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				

JULY

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	

STR Allowance
Start/End

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)



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



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



TEMPORARY ORDINANCE

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



ENFORCEMENT PLAN

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



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



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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



