

URGENCY ORDINANCE NO. 26-0008-U

AN URGENCY ORDINANCE OF THE CITY OF MANHATTAN BEACH AMENDING SECTION 4.88.060 (VIOLATION; NUISANCE) OF CHAPTER 4.88 (TRANSIENT USES INCLUDING SHORT-TERM RENTALS) OF TITLE 4 (PUBLIC WELFARE, MORALS AND CONDUCT) OF THE MANHATTAN BEACH MUNICIPAL CODE REGARDING VIOLATIONS OF CHAPTER 4.88 AND DECLARING THE URGENCY THEREOF

RECITALS

1. California Government Code Section 36900(d)(1) provides, in relevant part: “Notwithstanding any other law ... the violation of a short-term rental ordinance that is an infraction is punishable by the following:

(A) A fine not exceeding one thousand five hundred dollars (\$1,500) for a first violation.

(B) A fine not exceeding three thousand dollars (\$3,000) for a second violation of the same ordinance within one year.

(C) A fine not exceeding five thousand dollars (\$5,000) for each additional violation of the same ordinance within one year of the first violation.”

2. Infractions of this Ordinance pose a threat to public health or safety.

NOW THEREFORE, THE MANHATTAN BEACH CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council hereby amends paragraph A of Section 4.88.060 (Violation; nuisance) of Chapter 4.88(Transient Uses Including Short-Term Rentals) of Title 4 (Public Welfare, Morals and Conduct) of the Manhattan Beach Municipal Code to read as follows:

“A. Any violation of this chapter is unlawful, is hereby declared a public nuisance, and constitutes an infraction punishable as set forth in Government Code Section 36900(d), as it currently exists or is subsequently amended. Each day such condition continues shall be regarded as a new and separate offense.”

Section 2. Violations of the City’s short-term rentals ordinance pose a threat to the public’s peace, health and safety because short-term rentals cause an influx of visitors with no accountability that upsets the peaceful enjoyment and safety of

residential neighborhoods by causing neighborhood disruption due to excessive and loud noise, and a lack of sufficient circulation and parking for residents and public safety vehicles, such as fire trucks and ambulances. Furthermore, short-term rentals artificially inflate rental costs and reduce the inventory of long-term housing in Manhattan Beach, thereby making it less affordable for residents. Based on the foregoing facts, the City Council finds and determines that it is necessary to adopt this Ordinance on an urgency basis for the immediate preservation of the public peace, health or safety. For these reasons, the public peace, health, safety and welfare require that this Ordinance take effect immediately. This is an urgency ordinance within the meaning of Government Code Section 36937(b) and shall take effect immediately.

Section 3. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment. It is therefore exempt from California Environmental Quality Act review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

ADOPTED on May 19, 2026.

AYES:
NOES:
ABSENT:
ABSTAIN:

JOE FRANKLIN
Mayor

ATTEST:

LIZA TAMURA
City Clerk

APPROVED AS TO FORM:

QUINN M. BARROW
City Attorney