

# TEMPORARY ALLOWANCE OF SHORT-TERM RENTALS DURING THE 2026 FIFA WORLD CUP

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JANUARY 6, 2026

COMMUNITY MEETING



# BACKGROUND

## Global Sporting Events

2026

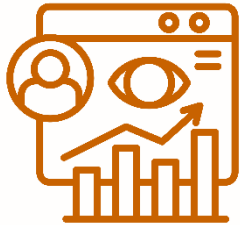
FIFA World Cup:  
Jun. 11 – Jul. 19, 2026



# BACKGROUND

## Global Games Strategy

- Sep. 2025: City considered preparation and participation strategies



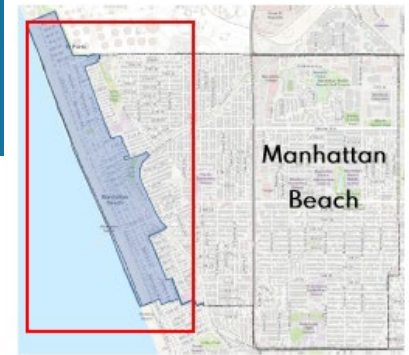
>> Community surveys conducted

- Dec. 2025: Staff directed to prepare a temporary ordinance, modifying short-term rental (STR) policies



# SHORT-TERM RENTALS

- Prohibited since 2015
  - **Exception:** Coastal Zone  
(Since 2022 ~)
- Currently, 191 licensed with 89 actively operating
  - **Fiscal Year 2024-25:** 175 licensed; approx. \$1.7 Mil. generated in revenue



# TEMPORARY ORDINANCE

Tentatively scheduled for Jan. 20, 2026

- Applicable to non-Coastal Zone STRs
- Allowable Timeframe: June 5 – July 17

(1 week prior to and 1 week after games held in LA)

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



# CODE AMENDMENT CONSIDERATIONS



Impose a cap on the number of properties allowed

- Coastal Zone: No limits (Currently, 191 operators)
- Non-Coastal Zone: Assuming ## operators

Area District	Non-Coastal Zone License Cap
1	35%
2	55%
3	10%
4	-
	100%

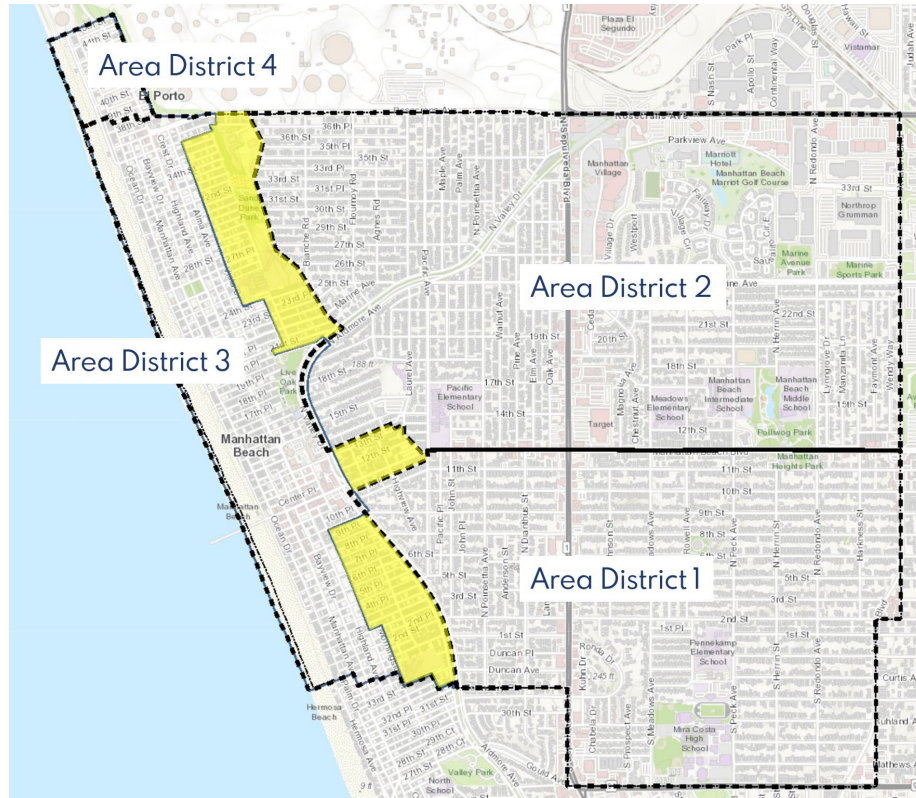




# CODE AMENDMENT CONSIDERATIONS



Impose a cap on the number of properties allowed



Area District 3;  
Non-Coastal  
Zone



# CODE AMENDMENT CONSIDERATIONS



Impose a cap on the number of properties allowed

## Coastal Zone

Existing STR	191
Total Housing Units	4,535
% of STR	4%

## Non-Coastal Zone

Potential STR Cap	450
Total Housing Units	11,230
% of STR	4%





# CODE AMENDMENT CONSIDERATIONS



Ensuring an Accessory Dwelling Unit is not utilized as a STR



Enforcing clear performance standards

- On-site parking required
- Maximum occupancy
- 24/7 Local emergency contact
- Neighborhood notification
- Limited hours for outdoor activities
- No smoking



# CODE AMENDMENT CONSIDERATIONS



## Other regulations

- License issued on first-come, first-serve basis or lottery system
- Eligibility criteria (e.g., single-family homes, one listing per property, home sharing, etc.)
- Permit revocation/consequences
- Minimum/Maximum number of stays
- License posted on-site/hosting website
- Prohibit eviction of existing tenants



# POLICY CONSIDERATIONS

## Q & A



# FEEDBACK SESSION

Join at [Menti.com](https://menti.com)

Use Code: 2443 5682



CITY OF  
MANHATTAN BEACH

ServicesGovernmentResidentsBusinessesVisitorsDepartments

- Community Development

- Citizen Self Service Information
- Project Pulse: Downtown MB
- Outdoor Dining
- Appointments with Community Development Staff
- Community Development Schedule

+ Building and Safety

- Planning and Zoning

- + General Plan

- Current Projects / Programs

- + Discretionary Projects Under Review
- + Historic Preservation
  - Manhattan Village
- + Shopping Center Enhancement Project

Short-Term Rentals

Skechers Design Center and Offices

Sunrise Senior Assisted Living

Departments » Community Development » Planning and Zoning » Current Projects / Programs »

Short-Term Rentals

PrintFeedbackFont Size:

Short Term Rental Community Meeting

In anticipation of the 2026 FIFA World Cup, the City Council is considering a temporary allowance for short-term rentals outside of the coastal zone. This concept was discussed at the [December 16, 2025, City Council meeting](#). City staff will be hosting a community meeting on [January 6, 2026](#), to obtain community input that will be presented to council for their consideration on [January 20, 2026](#).

Join the City of Manhattan Beach for a community meeting to share your input on potential amendments to the City's short-term rental (STR) policies that would temporarily allow short-term rentals outside the Coastal Zone during the 2026 FIFA World Cup. This meeting will provide an overview of the proposed changes and an opportunity for public input, prior to the City Council's consideration at the [January 20, 2026 meeting](#).

Tuesday, January 6, 2026  
6:00 PM to 8:00 PM  
Police/Fire Community Room  
400/420 15th Street  
Manhattan Beach, CA 90266

Stay informed about short-term rental regulations and join the conversation - [sign up to receive updates and policy discussions directly to your email.](#)

Presentation from the December 16, 2025 City Council Meeting

In anticipation of the 2026 FIFA World Cup, the City Council is considering a temporary allowance for short-term rentals outside of the coastal zone. This concept was discussed at the [December 16, 2025, City Council meeting](#).

- File Number 25-0545








What are your concerns with temporarily allowing short-term rentals outside of the Coastal Zone during the World Cup?


share our city  
thank you excited safety dollars  
professional hosting  
glad it is temporary interested curiosity  
availability love it inone great not following rules  
yes no concerns finally helpful to much overbite  
collecting tot environmental concerns I goes against small town  
parking noise and traffic  
think it's a good idea






# Responses

 What are your concerns with temporarily allowing short-term rentals outside of the Coastal Zone during the World Cup?

 19 / 20

 45

Most popular

none14

Also prominent

no concerns4

Other responses

- safety3excited2availability1collecting tot1curiosity1dollars1
- environmental concerns l1finally1glad it is temporary1
- goes against small town1great1helpful1inone1interested1
- love it1noise and traffic1not following rules1parking1
- professional hosting1share our city1thank you1think it's a good idea1
- to much overbite1yes1

Show less

Rank your top concerns with temporarily allowing short-term rentals outside of the Coastal Zone during the World Cup.





Rank your top concerns with temporarily allowing short-term rentals outside of the Coastal Zone during the World Cup.

18 / 20

> 1 Parking

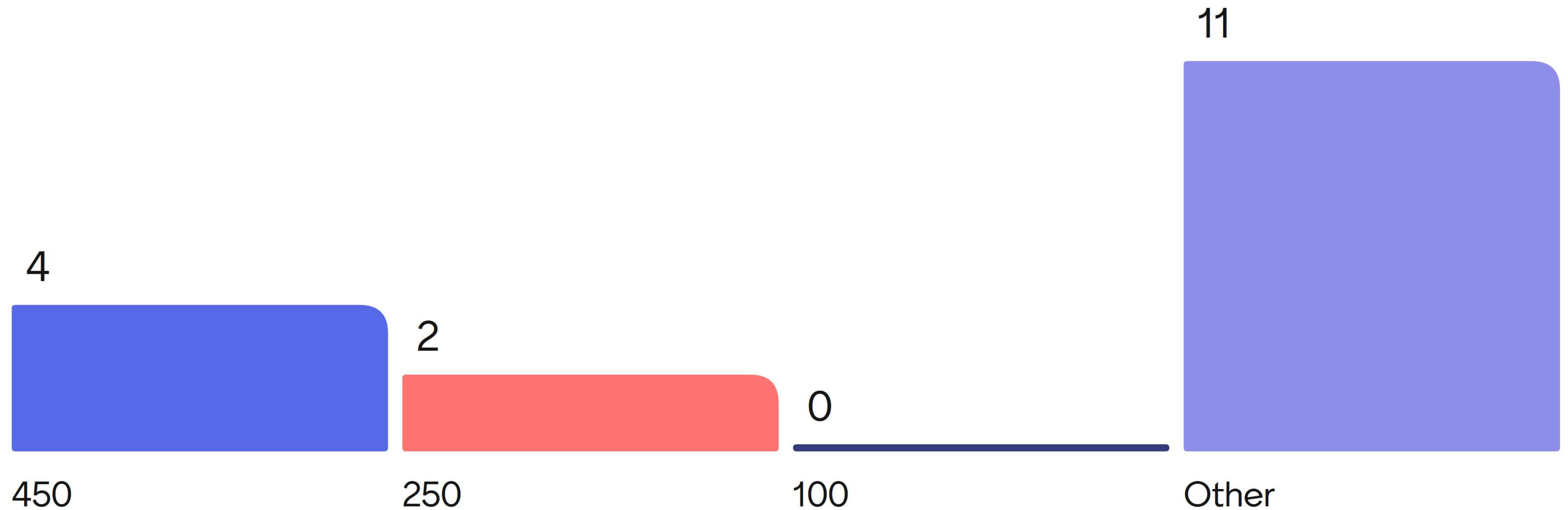
> 1 Safety

> 2 Noise

> 3 Trash

> 4 Other

How many short-term rentals should be temporarily allowed outside of the Coastal Zone?



How many short-term rentals should be temporarily allowed outside of the Coastal Zone?

17 / 20

