



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

JANUARY 6, 2026

COMMUNITY MEETING



BACKGROUND

Global Sporting Events

2026

FIFA World Cup:

Jun. 11 – Jul. 19, 2026



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COMMUNITY MEETING - TEMPORARY ALLOWANCE OF SHORT-TERM RENTALS
JANUARY 6, 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				

STR Allowance Start/End

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	

World Cup Start/End

LA Matches



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CODE AMENDMENT CONSIDERATIONS



Impose a cap on the number of properties allowed

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

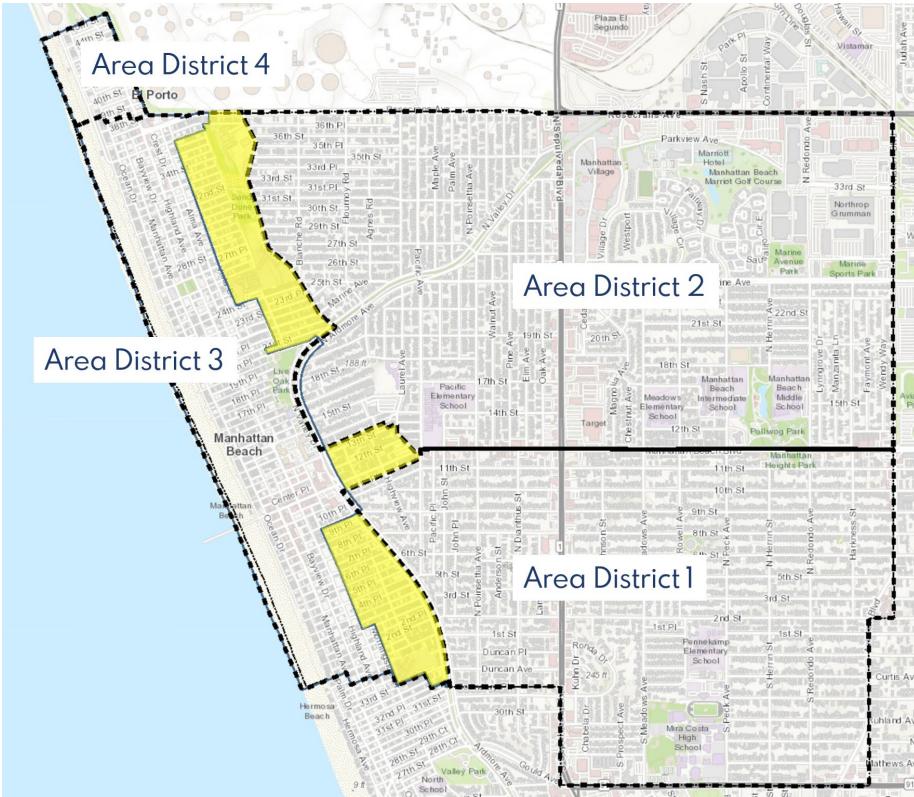
Area District	Non-Coastal Zone License Cap
1	35%
2	55%
3	10%
4	-
	100%



CODE AMENDMENT CONSIDERATIONS



Impose a cap on the number of properties allowed



Area District 3;
Non-Coastal
Zone



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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



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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



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FEEDBACK SESSION

Join at Menti.com

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+ 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

 Print  Feedback Font 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



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



share our city
thank you
glad it is temporary
availability
yes
collecting tot
excited
safety
none
no concerns
dollars
professional hosting
interested
curiosity
great
not following rules
finally
helpful
to much overbite
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

none

14

Also prominent

no concerns

4

Other responses

safety 3

excited 2

availability 1

collecting tot 1

curiosity 1

dollars 1

environmental concerns 1

finally 1

glad it is temporary 1

goes against small town 1

great 1

helpful 1

inone 1

interested 1

love it 1

noise and traffic 1

not following rules 1

parking 1

professional hosting 1

share our city 1

thank you 1

think it's a good idea 1

to much overbite 1

yes 1

Show less

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

Parking



Safety



Noise



Trash



Other



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

18 / 20

> 1 Parking

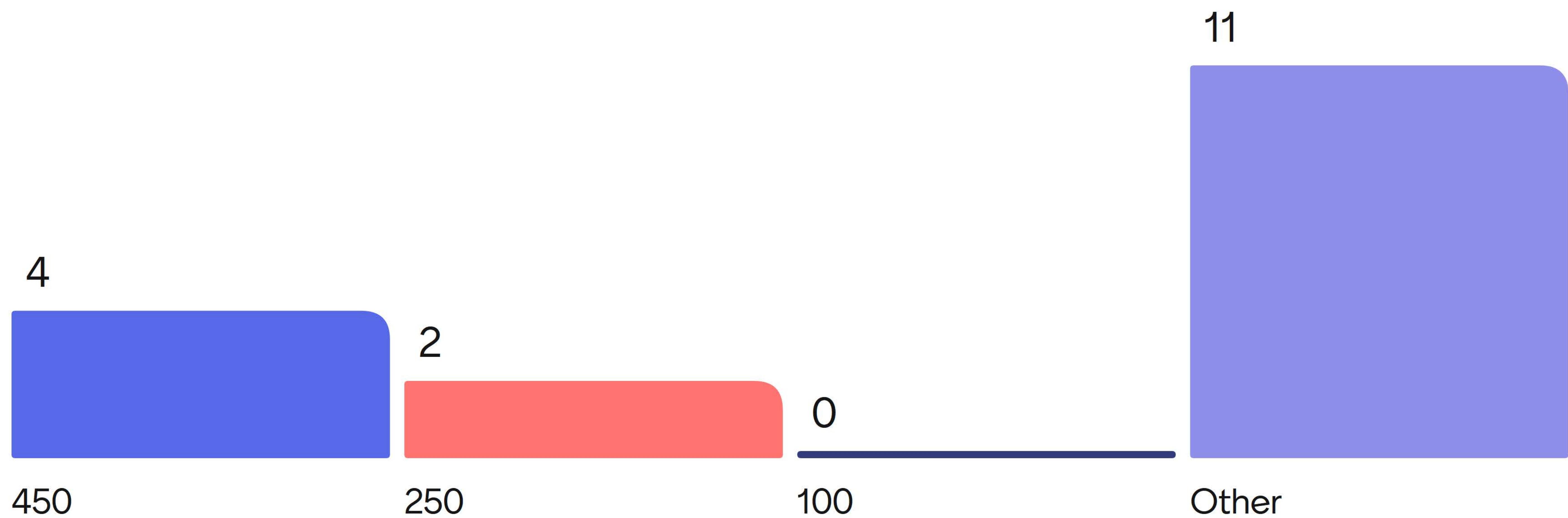
> 1 Safety

> 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

