

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Draft

Thursday, July 19, 2018

6:00 PM

Short Term Rentals Study Session

City Council Chambers

City Council Adjourned Regular Meeting

*Mayor Amy Howorth
Mayor Pro Tem Steve Napolitano
Councilmember Nancy Hersman
Councilmember Richard Montgomery
Councilmember David Lesser*

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A. CALL MEETING TO ORDER

At 6:00 PM, Mayor Howorth called the meeting to order.

B. PLEDGE TO THE FLAG

Mayor Howorth led the Pledge of Allegiance.

C. ROLL CALL

Present 5 - Mayor Howorth, Mayor Pro Tem Napolitano, Councilmember Hersman, Councilmember Montgomery and Councilmember Lesser

D. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Betsy Ryan spoke in support of short term rentals stating that it allows for others to travel and take vacations as well as provide additional income for property owners.

Susan Sweeney spoke in support of short term rentals commenting on revenue for the City.

Bruce Greenberg requested that City Council not exclude multi-family properties from renting their properties.

E. GENERAL BUSINESS

1. Presentation and Discussion Regarding Short-Term Rentals (Community Development Director McIntosh). [18-0336](#)

DISCUSS AND PROVIDE DIRECTION

Community Development Director Anne McIntosh, Building Official Ryan Heise and Administrative Intern Lucia Hwang provided the PowerPoint presentation.

Interim Finance Director Steve Charelian, City Manager Bruce Moe, Building Official Heise and Community Development Director McIntosh responded to City Council questions.

Connie Yanos, Representative of AIRBNB, Public Policy for Los Angeles County, responded to City Council questions and provided a brief summary regarding some of the information provided to City Council earlier.

Mayor Howorth opened the floor for public comments.

Anthony Demanica spoke in opposition of short term rentals.

Liz Fatone spoke in support of short term rentals.

Carol Ecker spoke in support of short term rentals.

Mary Ellen Udovich spoke in opposition of short term rentals.

Unknown Speaker, from Hermosa Beach, spoke in support of short term rentals.

Seeing no further requests to speak, Mayor Howorth closed the floor for public comments.

Community Development Director McIntosh and City Attorney Quinn Barrow responded to City Council questions.

After lengthy discussion the City Council concurred to:

-Work in conjunction with short term rental companies regarding compliance.

-Have Staff further research implementing a pilot program in the commercial zones west of Sepulveda (owner occupied hosted options).

-Have Staff further research hosted stays vs. non-hosted rentals.

-Have Staff to return with data regarding currently listed properties online.

F. CLOSED SESSION

**ANNOUNCEMENT IN OPEN SESSION OF ITEMS TO BE DISCUSSED IN
CLOSED SESSION**

City Attorney Quinn Barrow announced the following Closed Session.

**CONFERENCE WITH LEGAL COUNSEL (EXISTING LITIGATION)
(Government Code Section 54956.9(d)(1))**

**Name of Case: Janna Payne v City of Manhattan Beach
Los Angeles Superior Court - Central
Case Number: BC680783**

RECESS INTO CLOSED SESSION

At 9:00 PM, Mayor Howorth announced that City Council would recess into Closed Session.

RECONVENE INTO OPEN SESSION

At 9:15 PM, the City Council reconvened into Open Session with all Councilmembers present.

CLOSED SESSION ANNOUNCEMENT IN OPEN SESSION

City Attorney Quinn Barrow announced that direction was given to the City Attorney, but no reportable action was taken.

G. ADJOURNMENT

At 9:16 PM Mayor Howorth adjourned the meeting.

**Martha Alvarez
Recording Secretary**

**Amy Howorth
Mayor**

ATTEST:

**Liza Tamura
City Clerk**