



Legislation Text

File #: 19-0192, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Anne McIntosh, Community Development Director
Nhung Madrid, Senior Management Analyst

SUBJECT:

Adopt Ordinance No. 19-0007 Amending the Manhattan Beach Municipal Code to Reinforce the Prohibition on Renting Residential Property for Less Than 30 days (Community Development Director McIntosh).

ADOPT ORDINANCE NO. 19-0007

RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 19-0007 amending the Manhattan Beach Municipal Code to reinforce the prohibition on renting a residential property for less than 30 days.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action.

BACKGROUND/DISCUSSION:

On the March 6, 2019, City Council meeting, staff presented an Ordinance to reinforce the prohibition on renting property in residential zones for less than 30 days, with an exception under limited circumstances. After conducting a duly noticed public hearing, and receiving public testimony, the City Council voted 5-0 to maintain the existing ban of short-term rentals, without exception, and directed staff to prepare an ordinance amending the Manhattan Beach Municipal Code to strengthen the ban of such rentals.

On March 19, 2019, the City Council introduced Ordinance No. 19-0007, regarding short-term rentals and other transient uses. The City Council also adopted Resolution No. 19-0011 on March 19, 2019, amending the administrative remedies for violations of the Ordinance.

On April 2, 2019, the City Council re-introduced Ordinance No. 19-0007 regarding short-term rentals and other transient uses. Ordinance No. 19-0007 accomplishes the following:

- Leaves intact the prohibition of renting property in residential zones for less than 30 days;
- Extends the prohibition to renters and lessees; and

- Prohibits the maintenance of advertisements of short-term rentals.

In addition, the ordinance imposes hosting platform responsibilities, and authorizes the City to issue administrative subpoenas to obtain information about listings in Manhattan Beach.

PUBLIC OUTREACH:

The January 15, 2019, City Council public hearing was noticed in The Beach Reporter on January 3, 2019, and the March 6, 2019, City Council public hearing was noticed in The Beach Reporter on February 21, 2019.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENTS:

1. Ordinance No. 19-0007
2. Public Comments