



Legislation Text

File #: 20-0560, **Version:** 1

Adopt resolution directing Director of Development Services to submit the Ordinance amendments to the California Coastal Commission for a finding of conformance with the Certified Local Coastal Program. (Citywide)

At its meeting on May 19, 2020, the City Council considered whether to approve a draft Ordinance to implement regulations for short-term rental (STR) properties in Long Beach. The City Council did not approve the draft Ordinance for first reading, but instead directed Staff to revise the draft Ordinance to include certain key changes as directed by the City Council. The revised draft Ordinance is attached for the City Council's consideration.

As per the City Council's direction, the requested revisions prohibit all un-hosted STRs in the City, although hosted STRs would be permitted subject to the regulations contained in the Ordinance. Although not specified in the Ordinance, any operation of a hosted STR would be subject to all relevant Long Beach COVID-19 Health Orders and related protocols as is the case with other business activities in the City at the current time. As per the direction of Council, Staff will be working with hosting platforms and other regulatory agencies, including the City's Health Department, to develop cleaning and sanitizing protocols specific to the operations of STRs, with an emphasis on standards for un-hosted STRs should the Council later amend the Ordinance to permit un-hosted operations, as is discussed below.

Un-hosted STRs will be prohibited for a period of at least six (6) months and will not be authorized until such time that City staff presents a report to the City Council to reconsider amending the Ordinance to permit the operation of un-hosted STRs. In order for un-hosted STRs to be permitted to operate within the City, the Council would first have to request and adopt an amendment to the Long Beach Municipal Code at a duly noticed City Council meeting.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Notice of Intent to Adopt Negative Declaration ND 07-19 was prepared and made available for a 30-day public review and comment period that began on September 16, 2019 and ended on October 15, 2019 (Attachment A). A Resolution directing the Director of Development Services to submit a request to the California Coastal Commission for a finding of conformance in the City's Coastal Zone has been prepared and is also submitted for the Council's consideration and adoption.

Approve recommendation.

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