

**NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL**

The Malibu City Council will hold a public hearing at a Special Meeting held on **TUESDAY, December 3, at 5:00 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

SHORT-TERM RENTAL ORDINANCE

ZONING TEXT AMENDMENT NO. 17-002 – On October 28, 2019, the Malibu City Council considered additional information and analysis, including a financial analysis, on the implications of a potential ban on short-term rentals in residential zones, as well as approaches to using the Local Coastal Program amendment process, and the approaches of other coastal cities to regulating short-term rentals in their jurisdictions. At the conclusion of the hearing, Council requested minor changes to the draft ordinance previously considered on September 26, 2018 (Zoning Text Amendment (ZTA) No. 17-002), which would amend the Malibu Municipal Code, and directed staff to return with the ordinance for adoption. Also, the City Council directed staff to initiate a ZTA and Local Coastal Program Amendment (LCPA) that would be substantially similar to the City of Santa Monica’s home-sharing ordinance but requiring the property owner to be onsite (not in the dwelling unit) during the short-term rental, and to take the draft ZTA and LCPA directly to the Planning Commission. The updated version of the September 26, 2018, draft ordinance (ZTA No. 17-002) will be presented to the City Council for consideration at a Special Council Meeting on December 3, 2019, with the expectation that it would be superseded when the new ZTA and LCPA were adopted.

Applicant: City of Malibu
Location: Citywide
Case Planner: Justine Kendall, Assistant Planner
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The draft ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (the Guidelines), and the environmental regulations of the City. The Planning Director has determined under Section 15061(b)(3) of the State CEQA Guidelines the draft ordinance is exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

A written staff report will be available at or before the hearing. All persons wishing to address the Council will be afforded an opportunity in accordance with the Council’s procedures. Information about the draft ordinance and previous public meetings can be found on the City’s website at malibucity.org/STR.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the City Council at any time prior to the beginning of the public hearing.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If there are any questions regarding this notice, please contact Justine Kendall, Assistant Planner, at (310) 456-2489, extension 301.

Bonnie Blue
Planning Director

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