

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



January 13, 2021

Richard Mollica, Acting Planning Director
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265-4861

Re: Local Coastal Program Amendment No. LCP-4-MAL-20-0083-2 (Short-Term Rentals – Malibu
LCPA No. 19-003)

Dear Mr. Mollica:

On December 9, 2020, our office received the City's submittal to amend the Land Use Plan (LUP) and Local Implementation Plan (LIP) of the certified Local Coastal Program (LCP) to address short-term rental use in residential zones. On December 16, 2020, our office sent correspondence informing you that due to the extensive nature of the amendment submittal and workload constraints, our review could not be completed within the 10 working day time period, and thus, the review period would be extended as allowed by Commission regulations. This January 13, 2021 letter represents the required review of LCP Amendment No. LCP-4-MAL-20-0083-2 in accordance with Article 15, § 13551 and 13552 of the Commission's regulations. Our review of LCP Amendment No. LCP-4-MAL-20-0083-2 indicates that the amendment submittal is incomplete at this time. In order to process the amendment in accordance with the provisions of the Coastal Act and with Administrative Code, the following additional items are necessary.

1. *Public Noticing.* Please be advised that the City will be required to publish a meeting notification in at least one major newspaper that is circulated in the area that is affected by the subject LCP Amendment, in lieu of individual noticing requirements. We will send you the applicable notice for publishing prior to the scheduled hearing.
2. *Consistency Analysis.* Coastal Commission Administrative Regulations (Section 13552 (c)) require the submittal of a consistency analysis of the proposed amendment and its relationship to and effect on the other sections of the certified LCP. The Commission's regulations (Section 13552 (b)) also requires information in sufficient detail to allow review for conformity with the requirements of the Coastal Act. The consistency analysis and other information provided in the subject amendment request submittal is not detailed or comprehensive enough in analyzing the amendment's consistency with the applicable standard of review. Please provide a more detailed consistency analysis of the proposed amendment, and its relationship to, and effect on, the other sections of the certified LCP consistent with Sections 13552(c) of the Commission's regulations. Address how the LUP changes are consistent with the applicable policies of the Coastal Act and how the LIP changes are consistent with the policies of the LUP. In addition, please address the following specific issues in the analysis:
 - a. What is the total amount of short-term rentals (STRs) currently operating within the City of Malibu? How many STRs are remitting TOTs (transient occupancy tax)? How many STRs are currently advertised as hosted? What is the average STR rate in the City? How many STRs are currently located within each residential zone district (Multi-Family

Residential (MF), Single Family Residential (SF), Multi-Family Beachfront (MFBF), Rural Residential (RR), Mobilehome Residential (MHR), and Planned Development (PD))?

- b. How will the conversion from traditional STRs to hosted STRs on residential zoned parcels affect the inventory of currently operating STRs (loss or gain)?
 - c. How many existing dwelling units are located within parcels zoned Multi-Family Residential (MF)? Please clarify if it's the City's intent to limit the rental of only two dwelling units (or 40%, whichever is less) per MF zoned parcel or per multi-family apartment/condo complex? Will the 21 multi-family properties located within Single-Family Residential (SF) zoned parcels be subject to the proposed STR requirements of MF zoned parcels or SF zoned parcels?
 - d. Please provide an inventory (total) of existing overnight visitor-serving accommodations (rooms) in hotels, motels, and bed and breakfast inns within the City of Malibu. Additionally, please provide the average room rate within the City.
3. *Second Residential Units/ADUs.* The proposed amendment does not address whether STRs would be allowed within second residential units/accessory dwelling units. Please address whether it is the City's intent to allow the short-term rental of second residential units/ADUs?
 4. *City of Malibu STR Permit.* Please provide the eligibility, operating and enforcement requirements of the City's Short-Term Rental Permit that is referenced in the proposed amendment.

Thank you for your time and attention to this matter. Please note that additional information may be required depending on the information obtained from the abovementioned items. Should you have any questions regarding the filing status and review of the proposed amendment, please do not hesitate to contact me at denise.venegas@coastal.ca.gov. We look forward to receiving the requested materials and moving forward with our review of this amendment application at your earliest convenience.

Sincerely,

DocuSigned by:



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Denise Venegas

Coastal Program Analyst