



City of Malibu

MEMORANDUM TO FILE

To: Steve McClary, Interim City Manager
From: Richard Mollica, Planning Director
Date: April 11, 2022
Re: Short term rental LCPA

In recent discussions with the California Coastal Commission (CCC) staff regarding the City's Short Term Rental (STR) Local Coastal Program Amendment (LCPA), the CCC staff advised City staff that they were moving towards recommending denial of the LCPA. CCC staff believes that the hosted-only provision for single-family properties will reduce the availability of STRs in the City and unlike Santa Monica, the City has fewer other overnight accommodations (hotel rooms and bed and breakfasts) to make up for the loss of those STRs. CCC staff stated they believe that many people would not want to rent an STR if the homeowner was living in the house at the same time. CCC staff felt that single-family properties with existing guest houses or second units would be the properties that would most likely support to utilize the hosted-only provision. Staff is currently developing a list of those properties along with a list of other legal accessory structures that a property owner could utilize as an STR.

Coastal staff expressed a willingness to work with the City towards a mutually agreeable modification to the LCPA before the Commission considers the LCPA. The Commission must act on the amendment request by early November 2022, which means that the latest the Commission could hear the item at a public meeting would be at their October 2022 meeting. While the LCPA could be heard at any meeting, the next scheduled meeting in the South Central (Santa Barbara, Ventura, and Los Angeles) area would be in August 2022. Any proposed modifications would need to be agreed upon well in advance of that hearing in order for Coastal staff to meet staff report submittal deadlines.

In Fiscal Year 20-21 the CCC certified LCP amendments related to STRs for the Cities of Carmel-by-the-Sea, Oxnard, and Laguna Beach as well as the County of Santa Cruz. Coastal staff indicated that while each city has its own set of unique issues based on local circumstances the key is to find a balance that would not overly restrict STRs while at the same time minimizing impacts on residential neighborhoods. CCC staff informed City staff that other cities/counties have proposed allowing both hosted and non-hosted STRs. The CCC staff indicated that the City should consider allowing non-hosted STRs only during certain higher demand periods of the year. This would result in allowing both hosted and non-hosted STRs while placing a limit on the number of permits allowed for each STR type.

April 13, 2022

In addition, this approach could place a limit on the number of STRs by neighborhood to reduce over-concentration. Given the hearing timeline for the City's LCPA, it would be difficult for staff to complete the needed in-depth analysis for some of the approaches taken by other cities but staff could continue to work with CCC staff on some of the other approaches at the direction of the City Council.

