

South Bay Cities Council of Governments

Short Term Rental Task Force

**Monday, September 26, 2016
3:30 to 5:00 p.m
Hermosa Beach Council Chambers
Hermosa Beach City Hall
1315 Valley Drive**

Agenda

- I. Welcome**
- II. Self Introductions with explanation of the status of Short Term Rentals in your city**
- III. Agree on Range of Issues listed on next page to be discussed**
- IV. League of California Cities research**
- V. General Discussion**
- VI. Summary and Next Steps**
- VIII. Next Meeting**

RANGE OF ISSUES TO BE DISCUSSED

- a. **Specific issues cities are dealing with:**
 - i. **Parties, noise, trash**
 - ii. **Owner present – “Home sharing”**
 - iii. **Single rooms and guest houses**
 - iv. **Only in certain areas of the city**
 - v. **Needed income for residents**
 - vi. **Boosts local economy**
 - vii. **Can lower property values**

- b. **Overall Options**
 - i. **Total Ban**
 - ii. **Permit**
 - iii. **By Right with registration**
 - iv. **6 month trial**
 - v. **Permanent residency requirement (same documentation as for school enrollment)**
 - vi. **People limit/parking limit**

- c. **Costs**
 - i. **Fee/tax enough to discourage violations and pay for enforcement**
 - ii. **Ban pushes rentals underground with no taxes**
 - iii. **Privacy issues**
 - iv. **Difficulty in getting evidence**

- d. **Code Enforcement under each option**
 - i. **What are key components of an achievable enforcement framework, when the City is pursuing a prohibition of short-term rentals?**
 - ii. **Have any member cities engaged in effective strategies with their law enforcement agencies to address short-term rental complaints?**
 - iii. **Host Compliance contractor**

“With the rise of the short-term rental phenomenon, many cities are struggling to come up with a fair and effective system for maximizing the benefits of home-sharing while mitigating any negative impact on neighbors and the community. Host Compliance helps municipalities understand the scale and scope of the short-term rental activity in their community and enact short-term rental regulation that minimizes any noise, trash, parking and traffic problems, as well as impacts on housing and neighborhood character. Once such rules are adopted, Host Compliance can manage the registration, permitting, compliance monitoring and enforcement processes so city staff can focus on higher value-added activities.” (Host Compliance website)

 - **Hermosa Beach/Los Angeles use Host Compliance (per their website)**
 - **Are there other outside vendors and if so has anyone sought assistance from them to assist in monitoring services of host platforms**
 - **What has been the overall experience with seeking such assistance?**

- e. **Other**
 - i. **In cases where a coastal city took action to prohibit short-term rentals, how did the city address the CA Coastal Commission’s goal of greater accessibility to coast/ beach areas?**