

WORKSHOP #2 - SHORT-TERM RENTALS

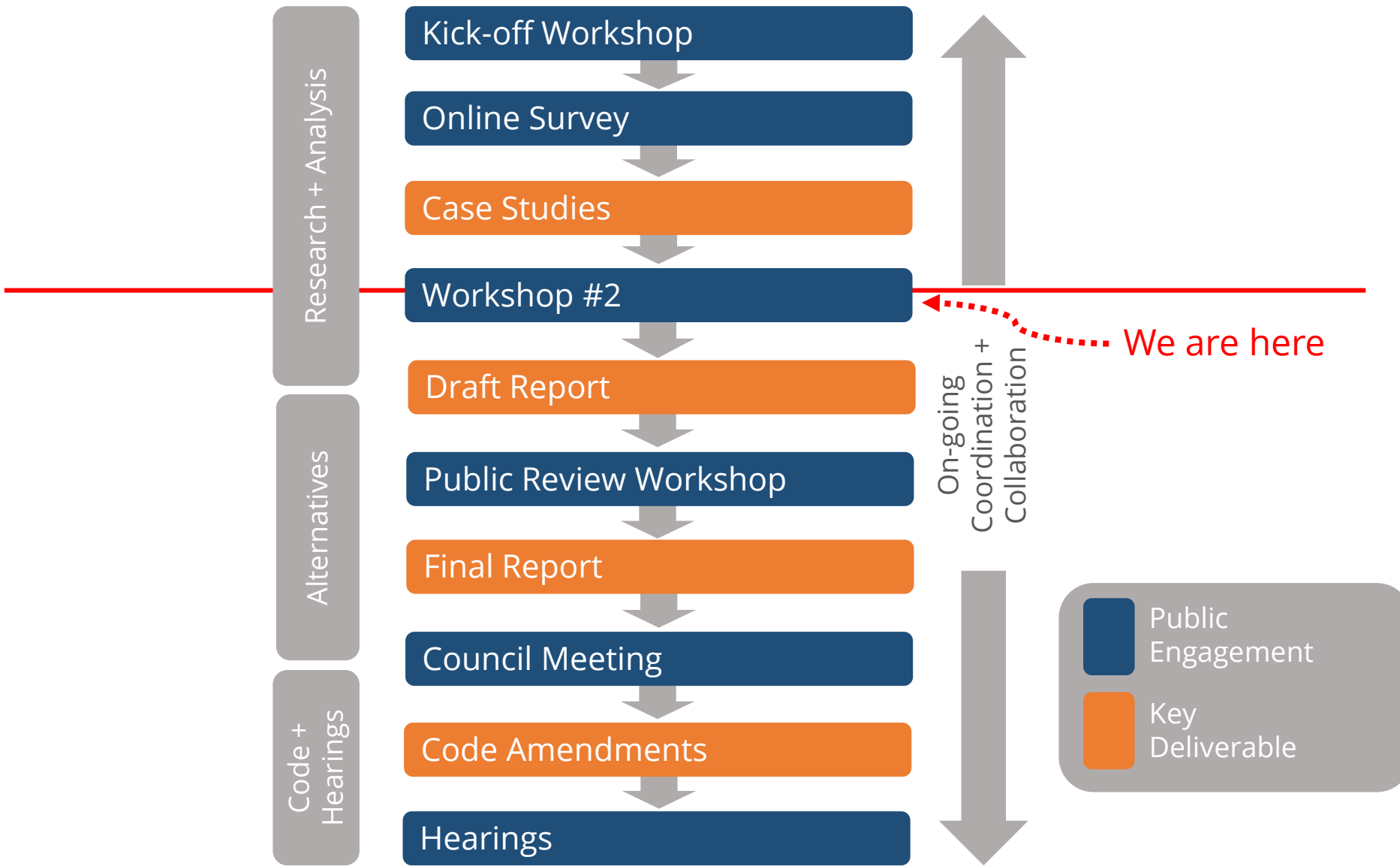
City of Long Beach
July 21, 2018



AGENDA

- 1 Background
- 2 Community Input
- 3 Case Studies
- 4 Next Steps
- 5 Activity Instructions

Short-Term Rental Ordinance Development Process



Short-Term Rentals and the City's Code

A home, or portion of a home, rented by paying guests for short stays (30 days or less)

Hosted STRs are allowed with limitations "Room Rental" Allowed

- Owner must live in home
- Two-room maximum
- Not detached
- No independent exterior entrance
- No kitchen

Un-hosted STRs are prohibited (many cities prohibit STRs based on zoning codes, but STRs occur regardless)

Loud parties are prohibited



City's Code needs updating to address STRs

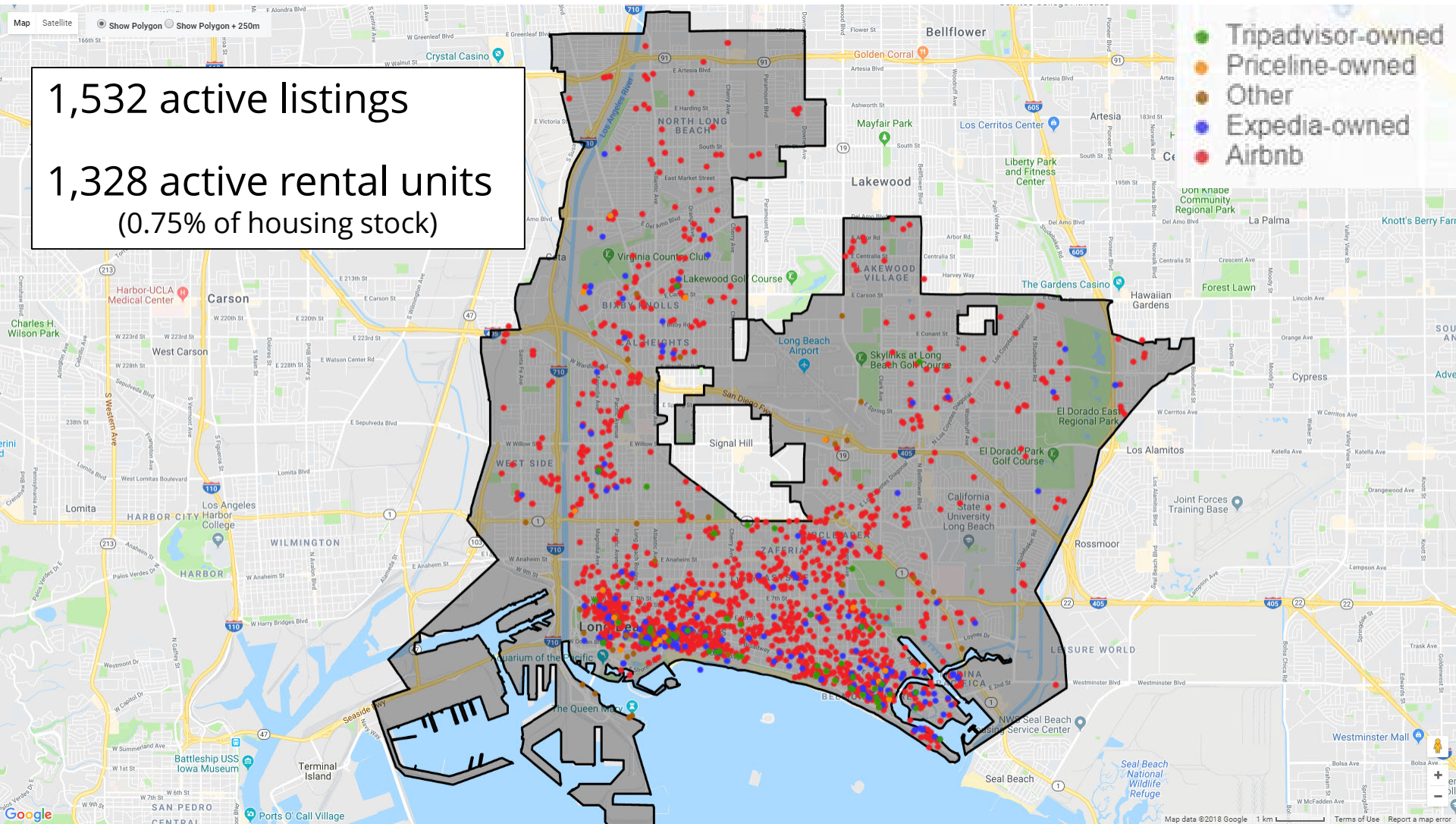


Short-Term Rentals in Long Beach

1,532 active listings

1,328 active rental units
(0.75% of housing stock)

- Tripadvisor-owned
- Priceline-owned
- Other
- Expedia-owned
- Airbnb

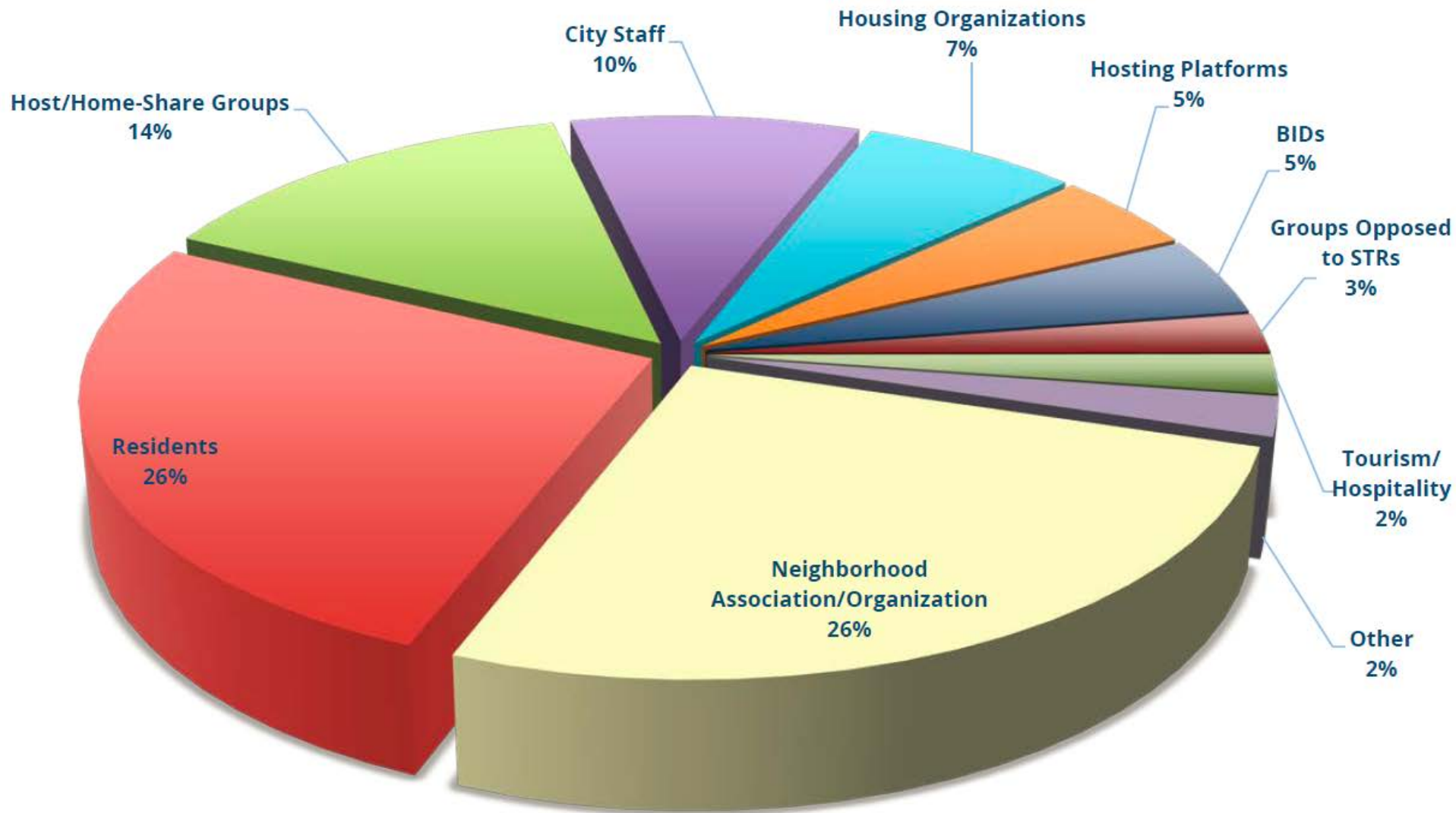


Source: Host Compliance



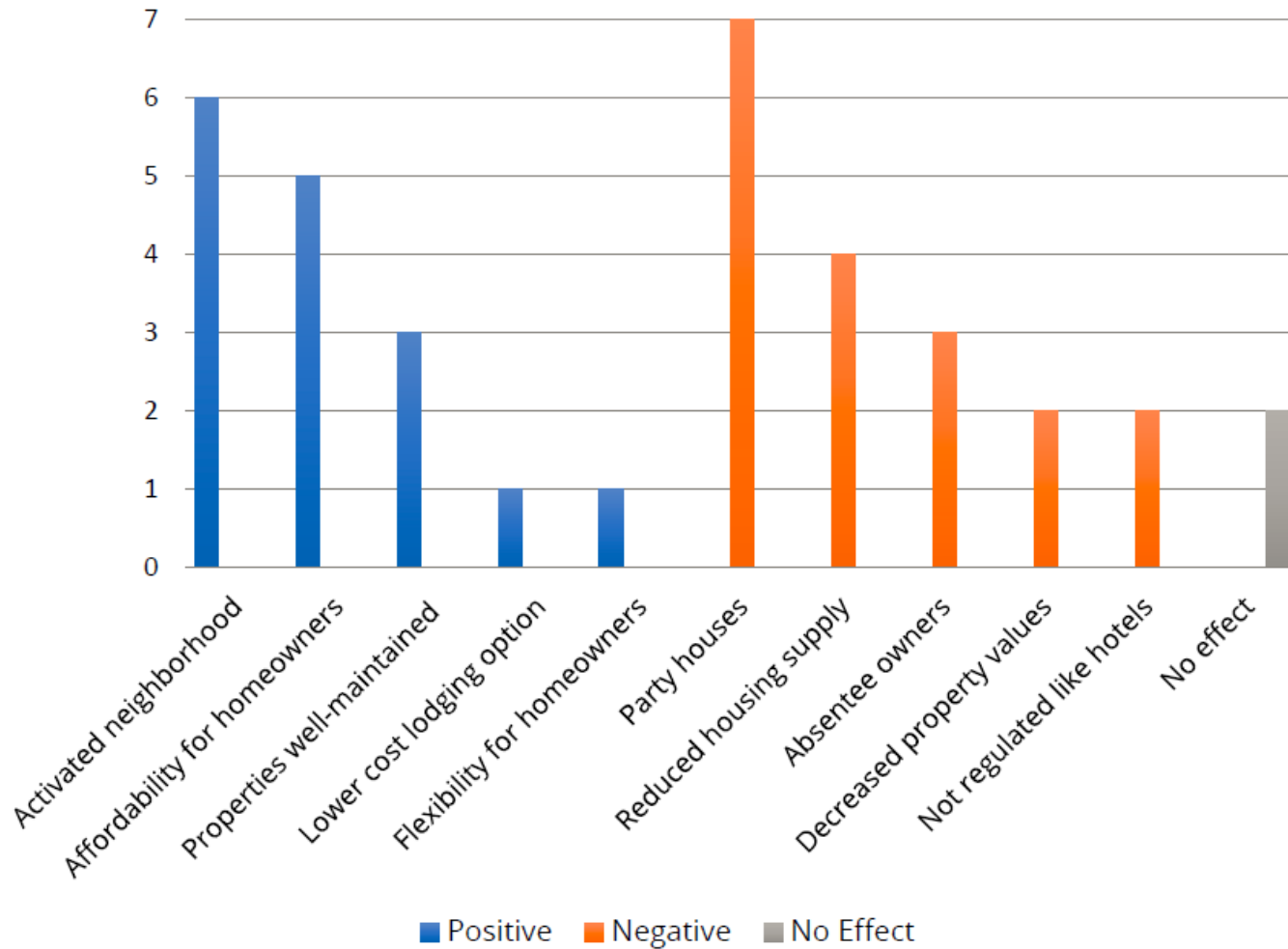
COMMUNITY INPUT

Stakeholder Interviews



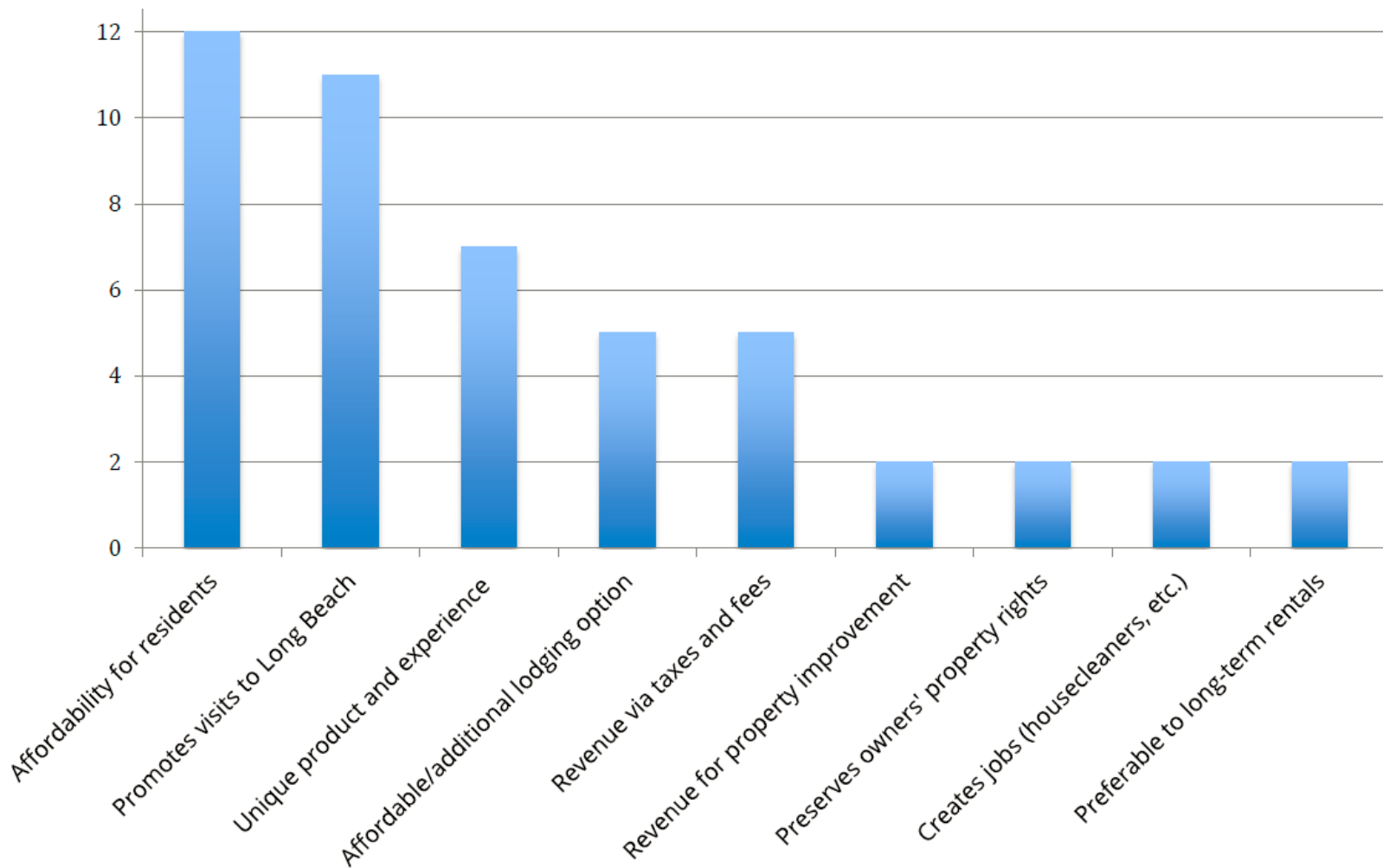
Stakeholder Interviews

How has your community been affected, either positively or negatively, by short-term rentals?



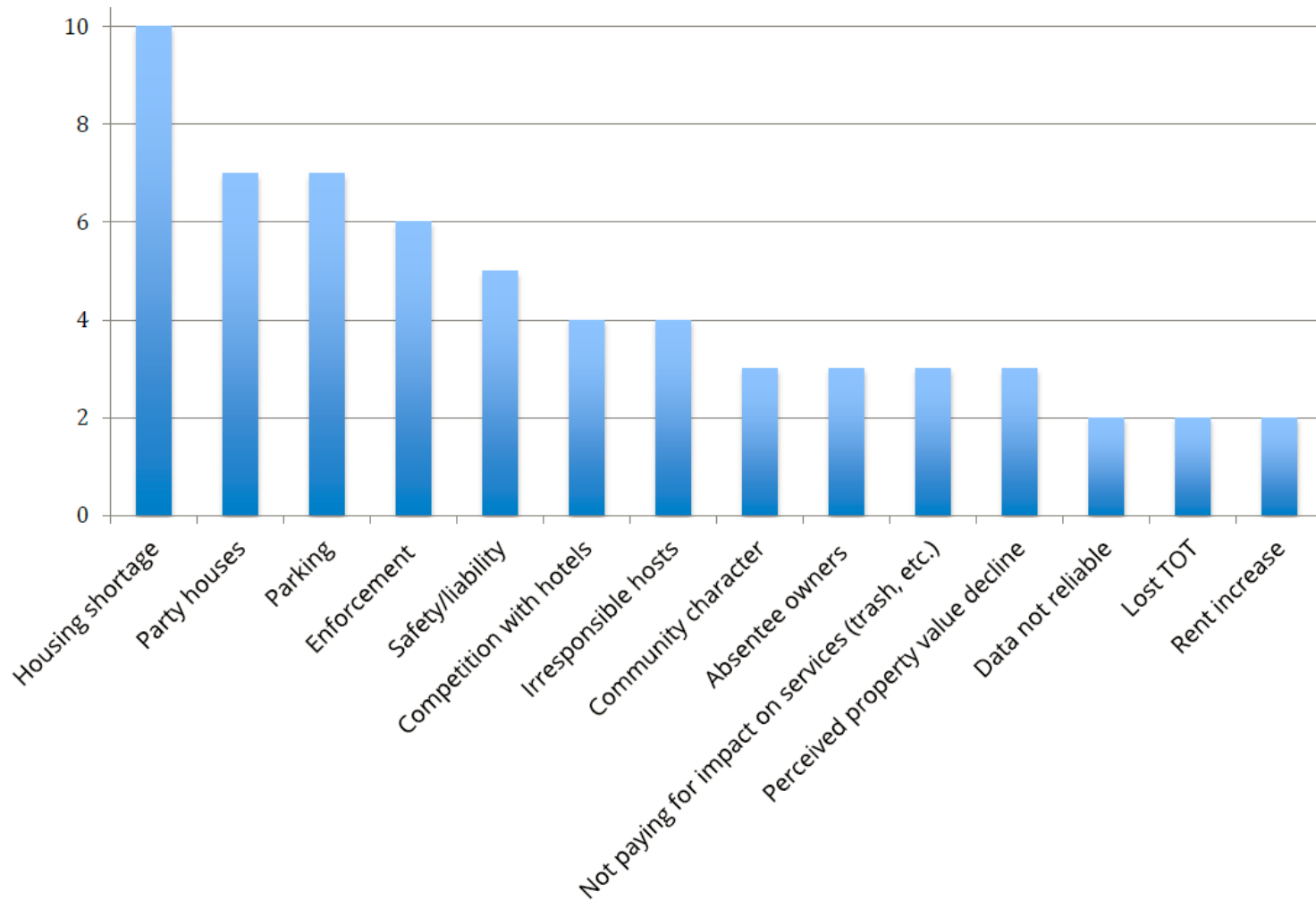
Stakeholder Interviews

In your opinion, what are the opportunities relating to short-term rentals in Long Beach?



Stakeholder Interviews

In your opinion, what are the challenges relating to short-term rentals in Long Beach?



Kickoff Workshop – May 2, 2018

- Over 250 attendees
- Over 60 speaker comments
- Over 80 comment cards returned

Kickoff Workshop – May 2, 2018

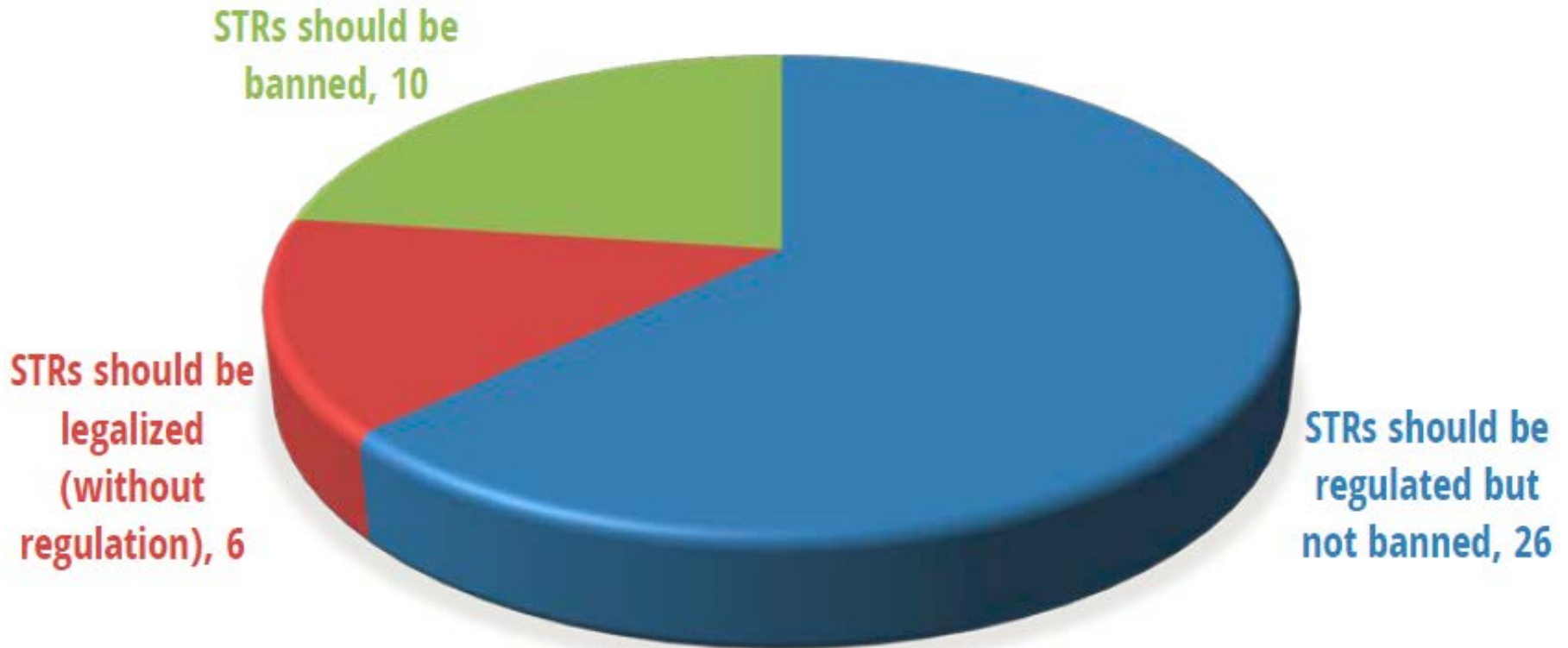
Speaker themes

- Many attendees were on-premise STR hosts who reported positive interactions with guests and reliance on supplemental income
- Many complaints (noise, parking) were voiced regarding non-owner occupied STRs in coastal areas
- Party houses were raised as an issue, including lack of enforcement
- Concerns voiced on STRs impact to the rental stock and housing shortage
- Comments expressed STR guests support local businesses

Kickoff Workshop – May 2, 2018

Comment Card Responses

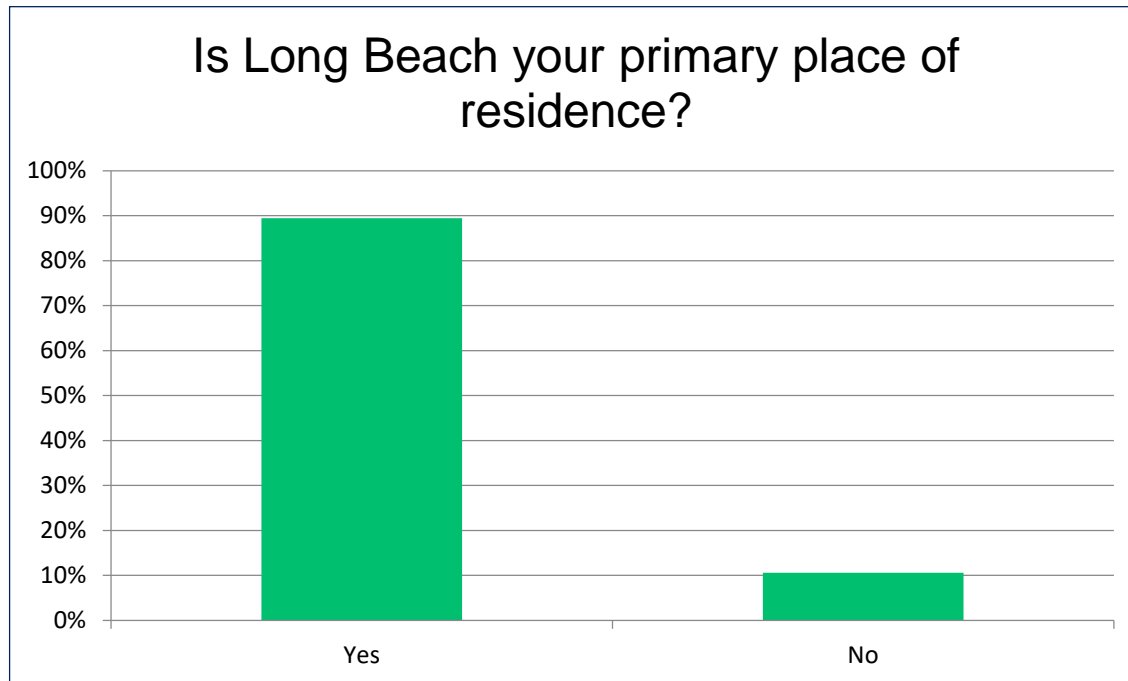
PERSPECTIVE ON SHORT-TERM RENTALS



Online Survey – June 2018

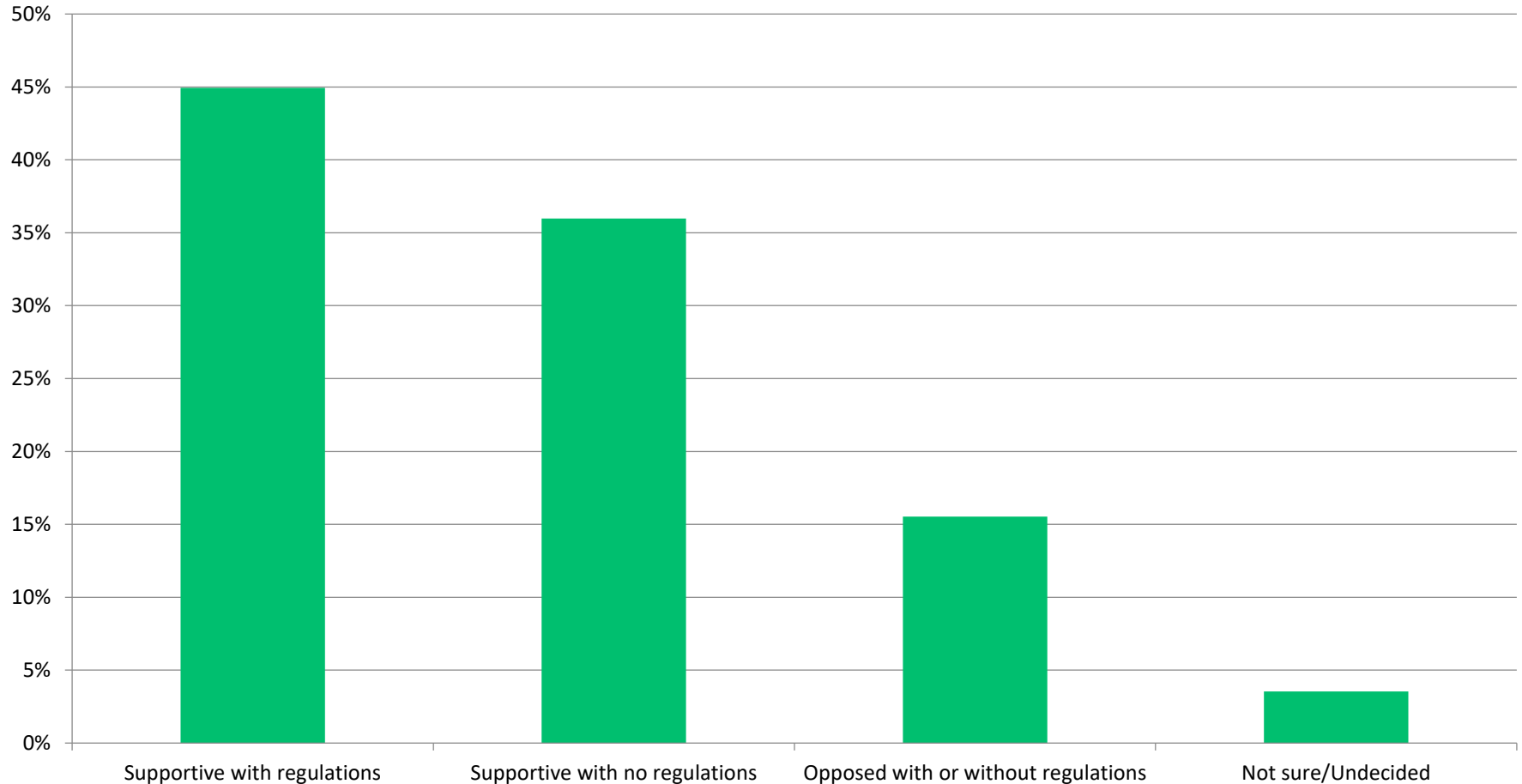
596 responses (de-duplicated)

- 533 primary residents (89%)
 - 162 STR hosts/operators (27%)
 - 159 Neighborhood Association/Organization members (27%)



Online Survey – June 2018

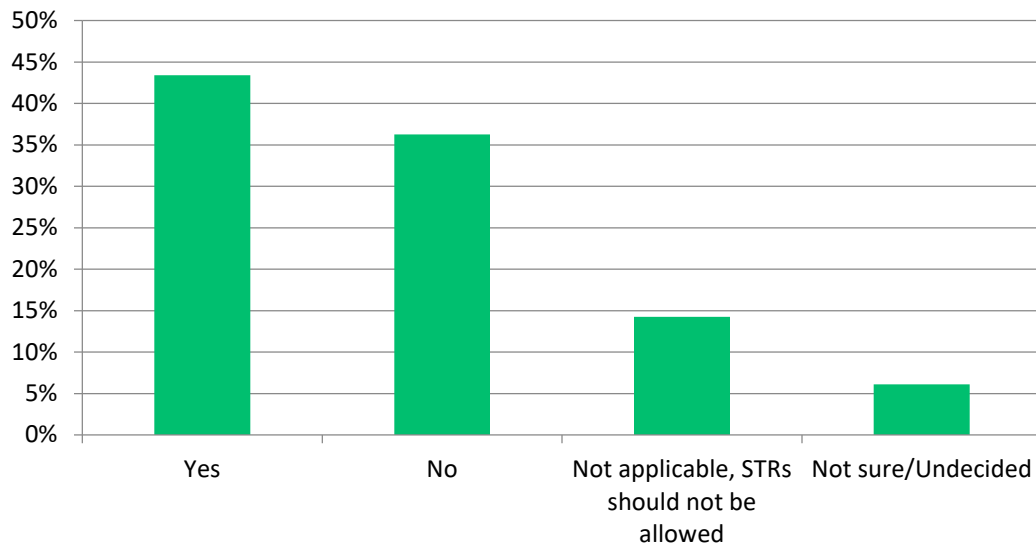
What is your perspective on short-term rentals in Long Beach?
[Choose one]



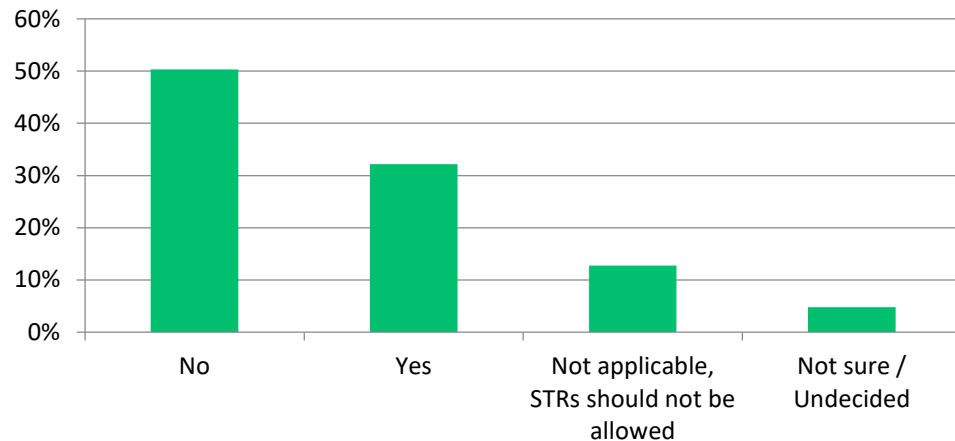
Online Survey – June 2018

In your opinion, should the City of Long Beach establish regulations for short-term rentals that...

...rent out entire or whole homes?



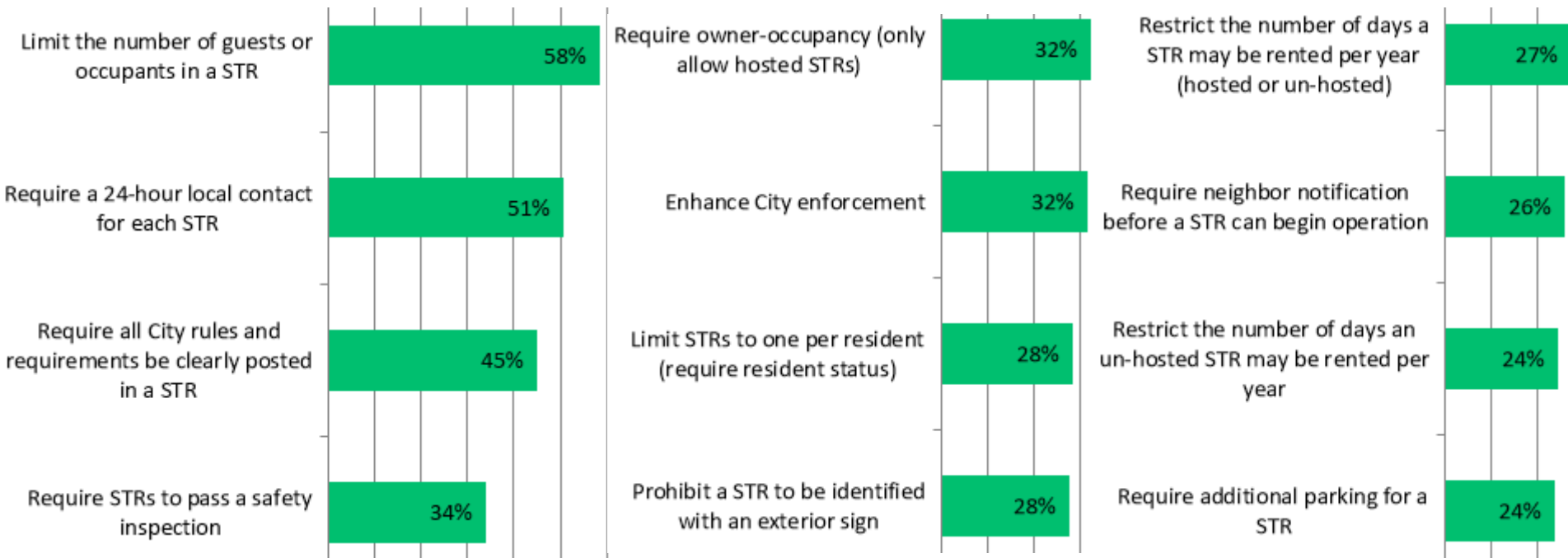
...rent out rooms or a portion of a home?



Online Survey – June 2018

Which (if any) of the following potential regulations should the City of Long Beach consider for short-term rental (STR) regulations. [Select all that apply]

Skip this question if, STRs should not be allowed or allowed without any regulation.



Online Survey – June 2018

Which (if any) of the following potential City requirements should the City of Long Beach include in a short-term rental (STR) ordinance. [Select all that apply]
Skip this question if, STRs should not be allowed or allowed without any regulation.



Online Survey – June 2018

Do you have anything to add?



CASE STUDIES

Case Studies

Four case studies represent a range of STR approaches (*Long Beach is not limited to these approaches*)

- San Francisco
- Santa Monica
- Newport Beach
- Sacramento

San Francisco, CA

- 1 STR/resident
- Primary resident (275 nights/yr)
- 90 nights of un-hosted rentals allowed per year
- \$250 registration fee every 2 years
- Prohibited in affordable housing units and accessory dwelling units (ADUs)
- Property liability insurance
- Hosting platforms remove invalid listings (settlement agreement)



By Brocken Inaglory - Own work, GFDL, <https://commons.wikimedia.org/w/index.php?curid=11644858>



Santa Monica, CA

- Only hosted STRs allowed (“home sharing”)
- Must advertise as a shared space
- No application fee
- New accessory dwelling units (ADUs) considered as a separate home
- Public online Home-Sharing Registry
- Include listing URL in application
- Case pending between City and hosting platforms (Airbnb and HomeAway)



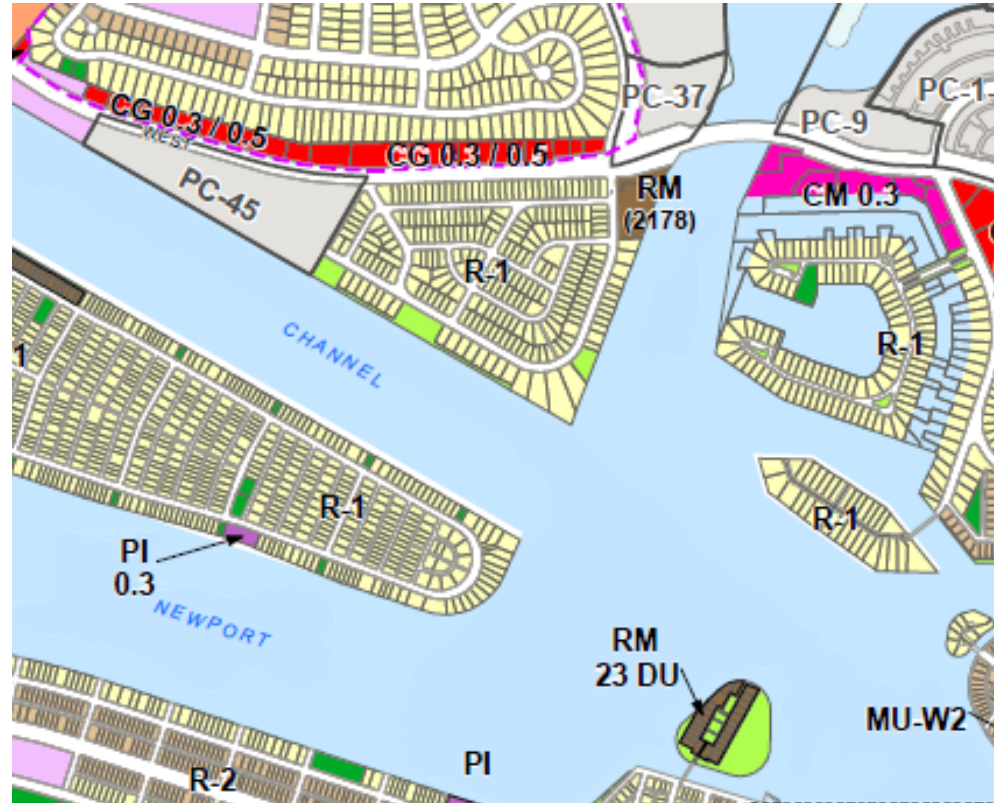
Home-Sharing Registry

Based on Home-Sharing Registry

License Number	DBA	Address	City	State	Zip Code
228392	Lori Franklin-Garcia	1312 19TH ST #2	SANTA MONICA	CA	90404
228290	Nykki Hardin	644 PIER AVE #4	SANTA MONICA	CA	90405
228274	Eve Weston	1050 12TH ST #5	SANTA MONICA	CA	90403
228269	Inner Fitness, Inc.	2624 5TH ST #4	SANTA MONICA	CA	90405
228276	Inner Source Solutions, LLC	744 PIER AVE #1	SANTA MONICA	CA	90405

Newport Beach, CA

- STRs not allowed in single family residential zones (R-A and R-1)
- STRs in single-family homes as of June 1, 2014 grandfathered
- No limit on un-hosted stays
- \$93 application fee
- Local 24-hr contact
- Provide guests with rules and regulations (parking, trash, etc.)
- In-unit posting of conditions
- Include business license number in listing



Sacramento, CA

- Primary residence may rent home as a STR (must reside in home 184 days/year)
- Non-primary residences may be rented for 90 days/year
- Conditional Use Permit for non-primary residences rented > 90 days/year
- \$125 application fee; \$90 annual renewal
- No more than 6 guests at a time
- Local 24-hr contact
- Provide guests with rules and regulations (parking, noise)
- 200ft notification after permit issued
- Include permit number in listing



Next Steps

Event	Date/Timeframe
Public Review Workshop	October 10, 2018
City Council direction on preparing ordinance	November 2018
Following steps based on City Council direction	Post-November 2018

Scorecard Activity

- **Walk Around – Check out informational boards**
- **Ask questions!**
- **Fill out Scorecard**
- **Drop off Scorecard on your way out**
- **12:00pm - End**

Stay informed, see you soon, and thank you!

City of Long Beach – Short-Term Rental Project Webpage:

<http://www.lbds.info/lbshorttermrental/>

City of Long Beach – Email list sign up:

<http://www.longbeach.gov/linklb/>

City of Long Beach – Project Contact:

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Public Review Workshop: October 10, 2018