



# CITY OF INGLEWOOD

## OFFICE OF THE CITY MANAGER



**DATE:** June 16, 2020

**TO:** Mayor and Council Members

**FROM:** Economic and Community Development Department

**SUBJECT:** Set Public Hearing to Consider the Adoption of a Resolution to Establish Short Term Rental Fees

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### **RECOMMENDATION:**

It is requested that the Mayor and Council Members set a public hearing for June 30, 2020, at 2:00 p.m., to consider the adoption of a Resolution establishing Short Term Rental Fees.

### **BACKGROUND:**

Recently, staff has received feedback that there exist approximately 421 short term rentals in the City, and it is anticipated that there will be an increase in short term rentals due to anticipated major developments of Hollywood Park and the NFL stadium.

On July 11, 2018, the Planning Commission approved Resolution No. 1811 to recommend approval of Zoning Code Amendment 2018-01 (ZCA 2018-01) to establish Short Term Rental regulations. Previously on September 6, 2017, a Short Term Rental Overview was presented to the Planning Commission describing ways in which a few nearby municipalities are regulating short term rentals, implementation practices that have been employed to achieve certain policy objectives, benefits of short term rentals, issues with short term rentals, and recommendations.

### **DISCUSSION:**

Short term rentals of individual rooms or entire dwellings, in part or in whole, (less than 30 days) have rapidly grown in recent years due to the Internet. It is estimated that there are over 100 websites such as Airbnb, Vacation Rentals.com, and HomeAway.com, where people can now advertise and rent out their homes and spare bedrooms to anyone. It is estimated that there are over 421 in the City of Inglewood, based on a review of the Airbnb website and other short term rental sources in December 2019.

The Inglewood Municipal Code (IMC) does not currently have regulations nor fees for the short term rental of individual rooms or entire dwellings in residential zones. There is no specific language regulating short-term rentals in residential zones, as such it has been staff's interpretation that it is currently not permitted by the IMC.

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Based on information gathered by the Code Enforcement Division, and consideration of other jurisdictions' regulations, and conditions specific to Inglewood, staff determined that Short Term Rental regulations and fees should be established in the IMC.

Staff seeks to establish short term rental fees pursuant to Government Code Section 66016 - “ (b) Any action by a local agency to levy a new fee or service charge or to approve an increase in an existing fee or service charge shall be taken only by ordinance or resolution. The legislative body of a local agency shall not delegate the authority to adopt a new fee or service charge, or to increase a fee or service charge.”

A more detailed staff report will be provided for the public hearing.

**FINANCIAL/FUNDING ISSUES AND SOURCES:**

There is no fiscal impact.

**LEGAL REVIEW VERIFICATION:**

Administrative staff has verified that the legal documents accompanying this report have been submitted to, reviewed and approved by the Office of the City Attorney.

**BUDGET REVIEW VERIFICATION:**

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Budget Division.

**FINANCE REVIEW VERIFICATION:**

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Finance Department.

**DESCRIPTION OF ANY ATTACHMENTS:**

None.

**PREPARED BY:**

Christopher E. Jackson, Economic and Community Development Department Director  
Mindy Wilcox, AICP, Planning Manager  
Fred Jackson, Senior Planner

**COUNCIL PRESENTER:**

Mindy Wilcox, AICP, Planning Manager

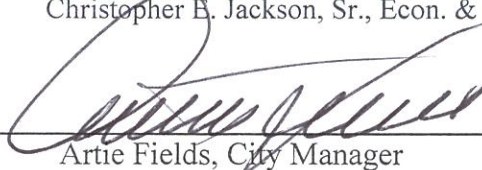
**APPROVAL VERIFICATION SHEET**

**DEPARTMENT HEAD APPROVAL:**



Christopher B. Jackson, Sr., Econ. & Comm. Dev. Director

**CITY MANAGER APPROVAL:**



Artie Fields, City Manager