



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: June 30, 2020

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing - Consider Amending Inglewood Municipal Code Chapters 8 and 12, Including Zoning Code Amendment 2018-01 (ZCA-2018-01), to Establish Short-Term Rental Regulations

RECOMMENDATION:

It is requested that the Mayor and Council Members set a public hearing for July 21, 2020, at 2:00 p.m., to consider amendments to Inglewood Municipal Code Chapters 8 and 12 including Zoning Code Amendment 2018-01 (ZCA-2018-01) to establish Short-Term Rental regulations.

BACKGROUND:

City staff determined that short-term rental regulations should be established to attract tourism, recapture lost General Fund revenue, and prevent an overabundance of short-term rental investment properties in single-family neighborhoods by creating an enforceable and reasonable structure for the existence of short-term rentals.

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 nearby municipalities are utilizing policies to implement and regulate short-term rentals. The presentation also included a discussion of short-term rental benefits, issues and recommendations.

DISCUSSION:

Short-term rentals of individual rooms or entire dwellings, in part or in whole (less than 30 days), have rapidly grown throughout the world in recent years, due to the Internet. It is estimated that there are over 100 short-term websites, such as Airbnb, Vacation Rentals.com, and HomeAway.com, being utilized by hosts to advertise and rent out their homes and spare bedrooms. The most common listings are from hosts who live in their home and offer a bedroom(s) or couch for rent. Another common scenario includes hosts who live elsewhere or who are willing to move out temporarily, in order to rent out the entire house for less than 30 days. Typically, short-term rental consists of a duration of a few days up to a few weeks. It is estimated that there are over 42,000 short-term rentals in Los Angeles County. There are approximately 421 short-term rentals in the City of Inglewood, based on a review of the Airbnb website and other short-term rental sources in December 2019.

SPH-1

It is anticipated that there will be an increase in short-term rentals, due to major developments under construction at Hollywood Park, such as the new Sofi Stadium, as well as the future basketball arena, which will attract tourists, fans and concert attendees.

Currently, the Inglewood Municipal Code (IMC) does not have regulations for the short-term rental of individual rooms or entire dwellings in residential zones. The Municipal Code defines "temporary resident" as any person who, for a period of thirty days or less, obtains the right to occupy a dwelling including, but not limited to, a hotel, motel or inn. There is no specific language regulating short-term rentals in residential zones. As such, staff has determined that short-term rentals are not permitted by the IMC.

The lack of a short-term rental policy has resulted in loss revenue to the City, and has allowed short-term rentals to go unregulated, thereby jeopardizing the health and safety of guests, and affecting the quality of life of the neighborhoods. As such, staff determined that Short-Term Rental regulations should be established in the IMC.

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: YD

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

BUDGET REVIEW VERIFICATION: YD

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

FINANCE REVIEW VERIFICATION: YD

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:

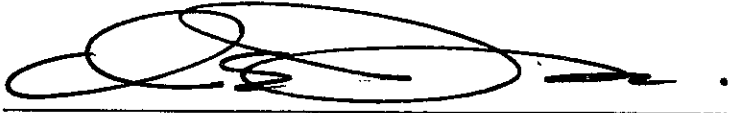
Christopher E. Jackson, Economic and Community Development Department Director
Mindy Wilcox, AICP, Planning Manager
Fred Jackson, Senior Planner

COUNCIL PRESENTER:

Mindy Wilcox, AICP, Planning Manager

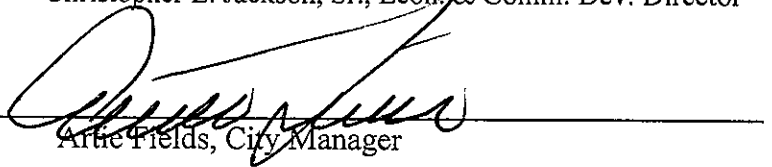
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL:



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

CITY MANAGER APPROVAL:



Artie Fields, City Manager