



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: September 22, 2020

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing – Amendments to 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 October 6, 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 regulations should be established to encourage tourism, protect housing stock and create an enforceable structure to allow short term rentals in the City of Inglewood. Staff has researched the matter and identified several hundred short-term rentals operating in the City of Inglewood under various short-term rental platforms.

On September 6, 2017, a Short Term Rental Overview was presented to the Planning Commission describing the ways in which a few nearby municipalities are utilizing policies to implement and regulate short-term rentals. The presentation also included a discussion of the short-term rental benefits, issues and recommendation. 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.

DISCUSSION:

Short term rentals of individual rooms or entire dwellings (less than 30 days) have rapidly grown throughout the world in recent years, due to the Internet and increasing costs of hotels. 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 do not live on the property and utilize the services of a short-term rental platform to rent out their entire house. 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-2

**Mayor and Council Members
Set Public Hearing for Short Term Rental Regulations
September 22, 2020**

Page 2 of 3

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

The Inglewood Municipal Code (IMC) does not currently 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 lost revenue to the City, and has allowed short-term rentals to go unregulated, thereby jeopardizing the health and safety of the guests and 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:

Fred Jackson, Senior Planner

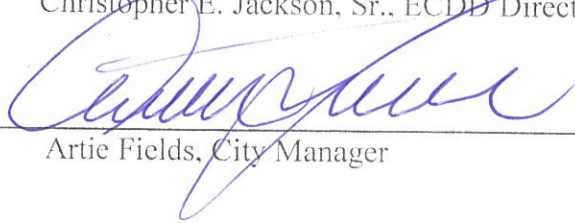
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL:



Christopher E. Jackson, Sr., ECDD Director

CITY MANAGER APPROVAL:



Artie Fields, City Manager