



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
MAY 6, 2021

TO: Members of the Planning Commission

FROM: Maureen Tamuri AIA, AICP
Community Development Director

Jacklyn Rackerby, Assistant Planner

SUBJECT: Planning Commission review and recommendation to the City Council regarding a request for exceptions to the City's Short Term Rental prohibitions

RECOMMENDATION: That the Planning Commission review and discuss the City's Short Term Rental prohibitions to determine if any exceptions should be crafted.

STAFF RECOMMENDATION:

That the Planning Commission review and discuss the City's Short Term Rental prohibitions to determine if any exceptions should be crafted.

REVIEW AUTHORITY:

The Planning Commission is reviewing this matter at the request of the City Council.

BACKGROUND:

At the Council meeting of March 31st 2021, a resident spoke at public comment and requested the Council to consider exceptions to the current code prohibition on short term home rentals (30 days or less). A copy of his petition to the City Council is provided as Attachment A. The speaker indicated that the ability to generate some income on property would be of great value for individuals like himself, and he asked the Council to consider relaxing the ban on this home use.

The prohibitions on short term rentals were enacted by the City Council in 2018 and 2020 in response to resident complaints regarding a large "party house" on Adamsville Road, which was advertised for short term rentals. The City Prosecutor was successful in

shutting down this nuisance property, and worked with staff to strengthen the City codes in numerous ways to shut down “loopholes” for operation of such properties. The codes which were developed and/or strengthened at that time included:

- 1) Chapter 5.04 - Motion Picture, Television and Photographic Production
- 2) Chapter 5.20 - Prohibition on Advertising for Unlawful Short-Term, Transient, And Vacation Rentals
- 3) Chapter 9.28 - Loud, Unnecessary and Unusual Noise
- 4) Chapter 9.36 - Unruly Gatherings on Residential Property

Code Enforcement of short term rentals is difficult for numerous reasons. Neighborhood disruptions frequently occur due to late hour parties and noise when code enforcement staff is not available. As a result, the Sherriff often receives these calls and responds to such disturbances. Activities occurring on private properties are often out of sight from the public right of way, making enforcement very difficult.

Short term rentals also impact communities through, traffic and parking impacts, weakening of revenue and jobs for the City’s three hotel properties, and through the removal of viable rental properties from the housing market. According to the California State Department of Housing and Community Development, the state’s current housing crisis can be attributed to a variety of challenges, including 1) not enough new housing being built and 2) rent being too expensive for the majority of Californian renters. Short term rentals further exacerbate both of these existing challenges by taking long-term housing stock off the market for use by short-term occupants, which in turn leads to higher rental rates as the region’s supply of long-term rental options decreases. The City of Calabasas has approximately 8,600 occupied residential properties, which are all currently prohibited from short term rentals of less than 30 days.

ATTACHMENTS:

- Exhibit A: Mr. Richard Noyer email to the City Council of March 22, 2021
- Exhibit B: Ordinance 2020-384, Chapter 5.04 - Motion Picture, Television and Photographic Production
- Exhibit C: Ordinance 2018-363, Chapter 5.20 - Prohibition on Advertising for Unlawful Short-Term, Transient, and Vacation Rentals
- Exhibit D: Ordinance 2018-358, Chapter 9.28 - Loud, Unnecessary and Unusual Noise and Chapter 9.36 - Unruly Gatherings on Residential Property