

ORDINANCE NO. 1617

AN ORDINANCE OF THE CITY OF LAGUNA BEACH AMENDING CHAPTERS 25.23, 25.10, 25.12, 25.14 AND 25.43 OF THE LAGUNA BEACH MUNICIPAL CODE RELATING TO SHORT-TERM LODGING

WHEREAS, on March 16, 2016, the Planning Commission conducted a legally noticed public hearing and, and after reviewing and considering all documents, testimony and other evidence presented, voted to recommend that the City Council approve this Ordinance regarding short-term lodging; and

WHEREAS, on August 9, 2016 and August 30, 2016, the City Council conducted legally noticed public hearings and has reviewed and considered all documents, testimony and other evidence presented;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES ORDAIN, as follows:

SECTION 1. Chapter 25.23 (Short-Term Lodging) of the Laguna Beach Municipal Code is hereby amended and shall read in its entirety as follows:

Chapter 25.23 SHORT-TERM LODGING

Sections:

25.23.010	Purpose and Findings
25.23.020	Definitions
25.23.030	Permit Required
25.23.040	Conditions
25.23.050	Permit does not run with the land
25.23.060	Continuation of legal Short-Term Lodging Units in Residential Zones
25.23.065	Continuation of legal Short-Term Lodging Units in Commercial Zones
25.23.070	Responsibilities of Short-Term Lodging Hosting Platforms
25.23.080	Violations

25.23.010 Purpose and Findings

The City Council of the City of Laguna Beach finds and declares as follows:

(A) Visitors, who rent short-term lodging units, can escalate the demand for City services and create adverse impacts in zoning districts that allow residential uses.

(B) Short-term lodging units are considered a commercial use, which are not permitted in residentially-zoned properties.

(C) Short-term lodging units deplete the City's limited supply of multiple-family residential units.

(D) Incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic congestion, illegal vehicle parking and accumulation of refuse associated with short-term lodging units, which require response from police, fire, paramedic and other City services escalate the demand for such services.

(E) Agents and/or absentee owners operate many short-term lodgings.

(F) The restrictions of this Chapter are necessary to prevent the burden on City services and adverse impacts on residential neighborhoods posed by short-term lodgings and to preserve the City's existing rental housing stock consistent with the adopted General Plan.

25.23.020 Definitions

For the purpose of this Chapter, the following definitions shall apply:

(A) "District" means the zones of the City designated by this Title.

(B) "Good neighbor brochure" means a document prepared by the City that summarizes the general rules of conduct, consideration, and respect including, but not limited to, the provisions of the City of Laguna Beach Municipal Code and other applicable laws, rules or regulations pertaining to the use and occupancy of the short-term lodging units.

(C) "Home exchange" means the simultaneous exchange of homes by one owner with another owner in a different city for short periods of time, for not less than one week and not more than two times in total per calendar year, by written agreement between both parties to exchange homes without any exchange of compensation or other consideration.

(D) "Home sharing" is a form of short-term lodging subject to the provisions of this Chapter and means a rental in a residential unit for 30 consecutive days or less during which the host lives on-site for the entirety of the visitor's stay and the visitor enjoys the non-exclusive shared use of the host's home in exchange for compensation, including any type of in-kind trade or exchange agreement between the property owner or designated resident host and the boarder, lodger or visitor.

(E) "Large or unruly gathering" means a gathering of persons for social occasion that results in a public nuisance or threat to the public health, safety or general welfare or quiet enjoyment of residential property or nearby public property.

(F) "Local contact person" means the person designated by the owner or the owner's authorized agent or representative who shall be available twenty-four hours per day, seven days per week for the purpose of: (1) responding within sixty minutes to complaints regarding the condition, operation, or conduct of occupants of the short-term lodging unit; and (2) taking remedial action to resolve any such complaints.

(G) "Lodging unit" or "Residential Unit" means the same as a "dwelling unit," which is a room or suite of rooms with a single kitchen used for the residential use and occupancy of one family, including a single-family residence, an apartment or other leased premises, a residential condominium unit or any other residential real estate improvement

that is located in a zoning district within which short-term lodging is allowed pursuant to this chapter and which is rented to person(s) other than the owner. "Lodging unit" does not include individual guest rooms in a hotel, motel or similar transient lodging establishment operated by an innkeeper, as defined in subdivision (a) of Section 1865 of the California Civil Code.

(H) "Operator" means the owner or the designated agent or representative of the owner who is responsible for compliance with this chapter with respect to the short-term rental unit.

(I) "Owner" means the person(s) or entity(ies) that hold(s) legal and/or equitable title to the lodging unit.

(J) "Responsible person" means an occupant of a short-term lodging unit who is at least 21 years of age and who is legally responsible for ensuring that all occupants and/or guests of the short-term rental unit comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental unit.

(K) "Rent" means compensation, money, rent, or other bargained for consideration given in return for occupancy, possession, or use of real property.

(L) "Short-term" means occupancy of a lodging unit for a period of thirty consecutive calendar days or less. "Short-term" shall include the rental of a lodging unit for a period of more than thirty consecutive days to an entity, person or group of persons and said entity, person or group of persons sublets or otherwise makes available the unit to another entity, person or group of persons whereby separate occupancy durations are established for the other entity, person or group of persons for a period of thirty calendar days or less.

25.23.030 Permit Required

(A) Short-term lodging units shall only be allowed within the LB/P, C-N, C-1 and CH-M Zoning Districts, and within the CBD-1, CBD-2, CBD Central Bluffs, CBD Office and CBD Visitor Commercial Districts of the Downtown Specific Plan, subject to the approval of an Administrative Use Permit as provided for in Section 25.05.020 of this title and SLV zoning district subject to approval of a Conditional Use Permit as provided in Section 25.05.030. No owner of a dwelling unit or units located outside of those zoning districts shall rent that unit or units for a short term (30 consecutive days or less). The following information shall be included with the completed application form:

- (1) The name, address and telephone number of the owner of the subject short-term lodging unit;
- (2) The name, address and telephone number of the operator;
- (3) The name, address and telephone number (available 24/7) of the local contact person that will be available to physically be able, if necessary, to respond within 60 minutes of notification of a problem resulting from the short-term lodging unit;
- (4) The address of the proposed short-term lodging unit;
- (5) The days of the week, weeks of the month and/or months of the year that the proposed short-term lodging unit will be available for rent on a short-term basis;
- (6) The number of bedrooms and the applicable overnight and daytime occupancy of the proposed short-term lodging unit;
- (7) The number of parking spaces located on site;

- (8) A site plan and floor plan, drawn to scale depicting the site layout, parking and a floor plan of the entire unit/rooms to be rented for short-term lodging purposes;
 - (9) Acknowledgement of receipt and inspection of the Good Neighbor brochure;
 - (10) Evidence that the residence/premises passed a safety inspection conducted by the Laguna Beach Fire Department;
 - (11) Evidence that the use of the property is eligible for liability insurance (homeowners or rental property insurance) in the amount of not less than \$500,000.00 to cover injuries, damages, losses and other claims associated with the short-term lodging;
 - (12) An estimate of the daily rental fee that will be charged for occupancy of the unit(s);
 - (13) An application fee established by resolution of the City Council.
- (B) A home exchange as defined in Section 25.23.020(C) shall not constitute short-term lodging for the purposes of this Chapter.
- (C) No permit shall be approved if the density of the requested short-term lodging unit(s) would be greater than the density otherwise allowed by the General Plan and/or in the underlying zone.

25.23.040 Conditions

All Administrative Use Permits or Conditional Use Permits (if located in the SLV Zoning District) issued pursuant to this Chapter shall be subject to the following standard conditions. As a result of issues identified during the Administrative Use Permit or Conditional Use Permit review process, other conditions may be imposed to ensure that the proposed use does not adversely affect the health, safety and general welfare of the occupants of adjacent property and the neighborhood. Failure to comply with any of the imposed conditions may be grounds for possible revocation of the Administrative Use Permit or Conditional Use Permit for short-term lodging as provided for in Section 25.05.075.

(A) Overnight occupancy of short-term lodging unit(s) shall be limited to a maximum of two persons per bedroom. Additional daytime guests are allowed between the hours of 7:00 a.m. and 10:00 p.m. with the maximum daytime guests not to exceed two persons per bedroom with a maximum of 20 guests allowed for five bedrooms or more. The following table illustrates the maximum number of occupants:

Number of Bedrooms	Total Overnight Occupants	Total Daytime Occupants (Including Number of Overnight Occupants)
0-Studio	2	4
1	2	4
2	4	8
3	6	12
4	8	16
5	10	20
6	12	20
7	14	20

(B) Each short-term lodging unit must have a minimum of two off-street parking spaces. The maximum number of vehicles permitted to park at the short-term lodging unit is limited to the number of on-site parking spaces. No vehicles of overnight or daytime occupants shall be parked on a street serving residential homes.

(C) Occupants and/or guests of short-term lodging unit(s) shall not create unreasonable noise or disturbances and shall comply with the standards and regulations of the Laguna Beach Noise Ordinance, shall not engage in disorderly conduct or violate provisions of the Laguna Beach Municipal Code or any State law pertaining to noise, collection and disposal of refuse, disorderly conduct, the consumption of alcohol or the use of illegal drugs.

(D) No radio receiver, musical instrument, phonograph, compact disk player, loudspeaker, karaoke machine, sound amplifier or any machine, device or equipment that produces or reproduces any sound shall be played outside of any short-term lodging unit or be audible from the usable area of any adjacent residences between the hours of 10:00 p.m. and 10:00 a.m.

(E) While the short-term lodging unit is rented, the operator shall designate a local contact person that will be available twenty four hours per day, seven days per week for the purpose of responding within 60 minutes to any issues received from either the neighbors of the short-term lodging unit or the responsible person renting the short-term lodging unit.

(F) The operator shall provide the City with the name, address and telephone number of the local contact person. If the local contact person changes or the contact information changes, the operator shall notify the City of the information of the new local contact person within 24 hours.

(G) If the property contains multiple units, the property owner or operator must permanently reside in one of the units.

(H) Trash and refuse shall not be stored within public view, except in proper containers for the purpose of collection by the City's authorized waste hauler on scheduled trash collection days. The containers shall be placed out for collection by seven a.m. and taken in by six p.m. to minimize interference with public rights-of-way on the scheduled trash collection days. The operator shall use reasonable prudent business practices to ensure compliance with all of the provisions of Chapter 7.16 (Solid Waste Collection and Disposal) of the Laguna Beach Municipal Code and must provide an appropriate number of and type of receptacles.

(I) Onsite advertising signs for the purpose of leasing the short-term lodging unit as a vacation rental are prohibited.

(J) All advertising (print, online, etc.) must include the City business license and Administrative Use Permit or Conditional Use Permit numbers.

(K) Commercial activities and events such as weddings, receptions and/or large parties are prohibited.

(L) Three or more confirmed violations of large or unruly gatherings, as defined in this chapter, will result in an automatic hearing for revocation of the Administrative Use Permit.

(M) Each approved short-term lodging unit shall display a valid Administrative Use Permit or Conditional Use Permit Resolution in a visible location near the main entrance within the rental unit and the conditions of the permit shall be posted on the exterior of the rental unit, or property if the unit is set back from the street, in plain view of the public. The permit and conditions shall be on 8.5 x 11 inch paper, protected in plastic, with the print no smaller than a 12 font size.

(N) A valid business license issued by the City for the separate business of operating short-term lodging unit(s) shall be obtained prior to renting short-term lodging.

(O) A valid Transient Occupancy Registration Certificate issued by the City for the lodging unit(s) per Chapter 5.05 (Hotel-Motel Room Tax) shall be obtained prior to renting short-term lodging, and the transient occupancy tax shall be paid as required by that chapter. Every Administrative Use Permit or Conditional Use Permit holder for short-term lodging must submit a quarterly return, whether or not the short-term lodging unit was rented during the quarter and/or Transient Occupancy Tax was collected.

(P) Each owner and/or operator of any short-term lodging unit shall keep and provide any records related to the use and occupancy (dates of stay, rent paid, etc.) of the short-term lodging unit to the Director of Finance or his/her designee, at the time that quarterly Transient Occupancy Tax payments are remitted to the City.

(Q) The property owner must maintain liability insurance (homeowners or rental property insurance) in the amount of not less than \$500,000.00 to cover injuries, damages, losses and other claims associated with the short-term lodging.

(R) Notwithstanding any provision of this title to the contrary, and unless otherwise specifically authorized by an Administrative Use Permit or Conditional Use Permit approved pursuant to this chapter, an Administrative Use Permit or Conditional Use Permit for short-term lodging is valid for a maximum of two (2) years from the date of approval of the permit, at which time the permit shall expire and be of no further force and effect unless renewed pursuant to this section. Within sixty days prior to the expiration of the Administrative Use Permit or Conditional Use Permit, the owner may apply for a renewal of the permit, which application shall be processed and acted on in the same manner and be subject to the same requirements as an application for a new permit.

(S) Upon a change in ownership of a short-term lodging unit, or a change of the agent/operator or any material facts set forth in the application for a short-term lodging unit, including an application for renewal of the Administrative Use Permit or Conditional Use Permit as described herein, a new Administrative Use Permit or Conditional Use Permit shall be required to continue operation of the short-term rental property, which the owner shall submit to the City within fourteen days of said change.

25.23.050 Permit does not run with the land.

(A) Notwithstanding any provision of this Title to the contrary and unless expressly provided otherwise by this chapter, an administrative use permit or conditional use permit approved pursuant to this chapter shall not run with the land. The permission to operate short-term lodging shall be personal and limited to the owner of the property to whom the administrative use permit is issued.

(B) No person shall convey or transfer or attempt to convey or transfer an administrative use permit or conditional use permit for short-term lodging to any other person. Any conveyance or transfer, or attempt to convey or transfer, an administrative use permit in violation of this section shall be void and shall constitute a violation of this code.

(C) No person shall convey or transfer or attempt to convey or transfer an administrative use permit or conditional use permit for short-term lodging from one property to another property. Any conveyance or transfer, or attempt to convey or transfer, an administrative use permit in violation of this section shall be void and shall constitute a violation of this code.

25.23.060 Continuation of legal short-term lodging units in residential zones.

(A) The operation of any legal short-term lodging unit in existence as of the effective date of this ordinance and located within the R-1, R-2, R-3 or VC zoning districts may continue as a legal nonconforming use subject to (1) the requirements set forth below, (2) continuously maintaining a business license for the short-term lodging unit, (3) fully and timely complying with applicable requirements for record-keeping and the collection and remittance of transient occupancy taxes, and (4) complying with all other conditions of the previously approved permit. No new short-term lodging may be established within those zoning districts.

(B) The right to continue the operation of a preexisting legal short-term lodging unit pursuant to the provision of subsection (A) shall run with the land.

(C) The right to continue the operation of a preexisting legal short-term lodging unit under this section shall lapse in the event that the use of the unit is abandoned or ceases for a period of twelve or more consecutive months.

25.23.065 Continuation of legal short-term lodging units in commercial zones.

(A) The operation of any legal short-term lodging unit in existence as of the effective date of this ordinance and located within the LB/P, C-N, C-1 or CH-M zoning districts or within the CBD-1, CBD-2, CBD Central Bluffs, CBD Office or CBD Commercial districts of the Downtown Specific Plan may continue as a legal conforming use subject to (1) the requirements set forth below, (2) continuously maintaining a business license for the short-term lodging unit, (3) fully and timely complying with applicable requirements for record-keeping and the collection and remittance of transient occupancy taxes, and (4) complying with all other conditions of the previously approved permit. The establishment of new short-term lodging units within those zoning districts shall conform to the provisions of this chapter.

(B) The right to continue the operation of a preexisting legal short-term lodging unit pursuant to the provisions of subsection (A) shall run with the land.

(C) The right to continue the operation of a preexisting legal short-term lodging unit under this section shall lapse in the event that the use of the unit is abandoned or ceases for a period of twelve or more consecutive months, and the unit shall not thereafter be reestablished except as provided by this chapter.

25.23.070 Violations.

(A) Additional conditions. A violation of any provision of this chapter by any occupant, owner or operator of a short-term lodging unit shall authorize the Director of Community Development or his or her designee to impose additional conditions on the use of the subject short-term lodging unit to ensure that future such violations are avoided.

(B) Administrative use permit modification, suspension and revocation. A violation of any provision of this chapter by any occupant, owner or operator of a short-term

lodging unit shall constitute grounds for modification, suspension or revocation of the subject short-term lodging unit administrative use permit pursuant to section 25.05.075 of this code.

(C) Administrative citation. In addition or as an alternative to any other remedy provided by state law or this code, the City may issue an administrative citation to the owner or operator pursuant to chapter 1.15 of this code if there is any violation of this chapter committed, caused or maintained by such person for each day of such violation.

(D) Any person, including without limitation owners or operators, violating any of the provisions of this chapter shall be guilty of a misdemeanor. Each day that such a violation occurs shall constitute a separate offense.

(E) Public nuisance. It shall be a public nuisance for any person to commit, cause or maintain a violation of this chapter.

SECTION 2. R-1 Residential Low Density Zone - Section 25.10.005 of the Laguna Beach

Municipal Code is hereby amended to read in its entirety as follows:

25.10.005 Uses Permitted Subject to an Administrative Use Permit

The following uses may be permitted subject to the granting of an administrative use permit as provided for in Section 25.05.020:

(A) Family day care home, large, subject to the following standards:

(1) The operator of the facility must be licensed pursuant to Chapter 3.5 or 3.6 of the California Health and Safety Code;

(2) A business license shall be obtained in accordance with Chapter 5.08, Business Licenses;

(3) No signs identifying the day care facility are permitted other than those permitted pursuant to Section 25.54.010;

(4) Parking shall be in compliance with Chapter 25.52;

(5) Hours of operation shall be limited to the hours between seven a.m. and seven p.m.;

(6) Outdoor play for children shall not begin before nine-thirty a.m.;

(7) The facility shall comply with State Fire Marshal fire and life safety standards.

(B) Parking or storage of recreational vehicles (meaning any travel trailer, boat, camper, motor home, van, travel and utility trailer or converted bus) that is more than twenty feet in length and more than six feet in height, subject to the following:

(1) The vehicle shall be owned by the owner of the property or the tenant who is the primary resident of the property.

(2) The outdoor parking of such vehicles shall not be closer than five feet to a property line, shall not be parked in the front or side yards and shall be located on a paved, or any other stable, all-weather surface approved by the director of community development.

(3) The vehicle shall not be connected to electricity, sewer or water.

(4) The vehicle shall not be used, either temporarily or permanently, for sleeping or living purposes.

(5) The vehicle shall not be used for storage of goods, materials or equipment other than those that constitute part of the unit or are essential for its

immediate use.

(6) The vehicle shall be in operable condition.

(7) The vehicle shall be effectively screened from a public right-of-way and/or adjacent residences with fencing and/or landscaping to the maximum extent allowed under the zoning regulations.

All vehicles being parked or stored as of the effective date of this subsection and not conforming to the provisions hereof shall within three months after receiving appropriate notice from the community development department, either obtain approval of an administrative use permit or cause the vehicle to be removed from the property.

SECTION 3. R-2 Residential Medium Density Zone - Section 25.12.005 of the

Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

25.12.005 Uses Permitted Subject to an Administrative Use Permit

The following uses may be permitted subject to the granting of an Administrative Use Permit as provided for in Section 25.05.020:

(A) Family day care home, large, subject to the following standards:

(1) The operator of the facility must be licensed pursuant to Chapter 3.5 or 3.6 of the California Health and Safety Code;

(2) A business license shall be obtained in accordance with Chapter 5.08, Business Licenses;

(3) No signs identifying the day care facility are permitted other than those permitted pursuant to Section 25.54.010;

(4) Parking shall be in compliance with Chapter 25.52;

(5) Hours of operation shall be limited to the hours between seven a.m. and seven p.m.;

(6) Outdoor play for children shall not begin before nine-thirty a.m.;

(7) The facility shall comply with State Fire Marshal fire and life safety standards.

(B) Parking or storage of recreational vehicles (meaning any travel trailer, boat, camper, motor home, van, travel and utility trailer or converted bus) that is more than twenty feet in length and more than six feet in height, subject to the following:

(1) The vehicle shall be owned by the owner of the property or the tenant who is the primary resident of the property.

(2) The outdoor parking of such vehicles shall not be closer than five feet to a property line, shall not be parked in the front or side yards and shall be located on a paved, or any other stable, all-weather surface approved by the director of community development.

(3) The vehicle shall not be connected to electricity, sewer or water.

(4) The vehicle shall not be used, either temporarily or permanently, for sleeping or living purposes.

(5) The vehicle shall not be used for storage of goods, materials or equipment other than those that constitute part of the unit or are essential for its immediate use.

- (6) The vehicle shall be in operable condition.
- (7) The vehicle shall be effectively screened from a public right-of-way and/or adjacent residences with fencing and/or landscaping to the maximum extent allowed under the zoning regulations.

All vehicles being parked or stored as of the effective date of this subsection and not conforming to the provisions hereof shall within three months after receiving appropriate notice from the community development department, either obtain approval of an administrative use permit or cause the vehicle to be removed from the property.

SECTION 4. R-3 Residential High Density Zone - Section 25.14.005 of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

25.14.005 Uses Permitted Subject to an Administrative Use Permit

The following uses may be permitted subject to the granting of an Administrative Use Permit as provided for in Section 25.05.020:

- (A) Family day care home, large, subject to the following standards:
 - (1) The operator of the facility must be licensed pursuant to Chapter 3.5 or 3.6 of the California Health and Safety Code;
 - (2) A business license shall be obtained in accordance with Chapter 5.08, Business Licenses;
 - (3) No signs identifying the day care facility are permitted other than those permitted pursuant to Section 25.54.010;
 - (4) Parking shall be in compliance with Chapter 25.52;
 - (5) Hours of operation shall be limited to the hours between seven a.m. and seven p.m.;
 - (6) Outdoor play for children shall not begin before nine-thirty a.m.;
 - (7) The facility shall comply with State Fire Marshal fire and life safety standards.
- (B) Parking or storage of recreational vehicles (meaning any travel trailer, boat, camper, motor home, van, travel and utility trailer or converted bus) that is more than twenty feet in length and more than six feet in height, subject to the following:
 - (1) The vehicle shall be owned by the owner of the property or the tenant who is the primary resident of the property.
 - (2) The outdoor parking of such vehicles shall not be closer than five feet to a property line, shall not be parked in the front or side yards and shall be located on a paved, or any other stable, all-weather surface approved by the director of community development.
 - (3) The vehicle shall not be connected to electricity, sewer or water.
 - (4) The vehicle shall not be used, either temporarily or permanently, for sleeping or living purposes.
 - (5) The vehicle shall not be used for storage of goods, materials or equipment other than those that constitute part of the unit or are essential for its immediate use.

- (6) The vehicle shall be in operable condition.
- (7) The vehicle shall be effectively screened from a public right-of-way and/or adjacent residences with fencing and/or landscaping to the maximum extent allowed under the zoning regulations.

All vehicles being parked or stored as of the effective date of the ordinance codified in this subsection and not conforming to the provisions hereof shall within three months after receiving appropriate notice from the community development department, either obtain approval of an administrative use permit or cause the vehicle to be removed from the property.

SECTION 5. Village Community Zone - Section 25.43.030 of the Laguna Beach

Municipal Code is hereby amended to read in its entirety as follows:

25.43.030 Uses Permitted

Uses permitted in the Village area include all uses permitted in the R-1 Zone, subject to the standards of the R-1 Zone, except as modified in this Chapter.

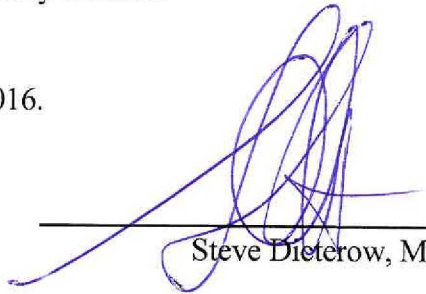
SECTION 6. This Ordinance is exempt from compliance with the California Environmental Quality Act (CEQA) pursuant to Section 15265(c) of the State CEQA Guidelines, because the burden of CEQA compliance is shifted to the California Coastal Commission in connection with preparation or amendment to a Local Coastal Program (LCP) because the Coastal Commission's review and approval procedures have been found to be functionally equivalent to the environmental review process and Section 15305 because the ordinance changes are considered minor changes in land use limitations in that only the use of existing structures would be affected and a Notice of Exemption has been prepared.

SECTION 7. This Ordinance is intended to be of Citywide effect and application. All ordinances and provisions of the Laguna Beach Municipal Code and Sections thereof inconsistent herewith shall be hereby repealed to the extent of such inconsistency and no further.

SECTION 8. The City Clerk of the City of Laguna Beach shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published in the same manner required by law in the City of Laguna Beach. This Ordinance shall become effective

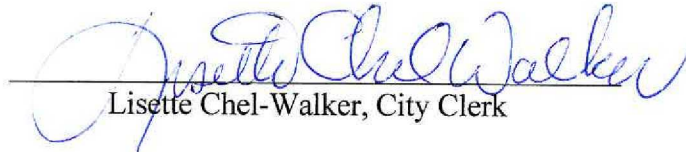
thirty (30) days after the final approval by the City Council.

ADOPTED this 30th day of August, 2016.



Steve Dieterow, Mayor

ATTEST:



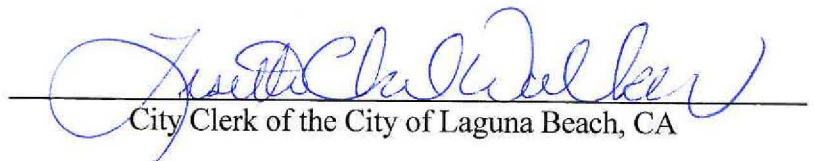
Lisette Chel-Walker, City Clerk

I, Lisette Chel-Walker, City Clerk of the City of Laguna Beach, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on August 9, 2016, and was finally adopted at a regular meeting of the City Council of said City held on August 30, 2016 by the following vote:

AYES: COUNCILMEMBER(S): Boyd, Whalen, Zur Schmiede, Iseman, Dieterow

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): None



City Clerk of the City of Laguna Beach, CA

Los Angeles Times

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* Agency Commission not included

GROSS PRICE * : \$72.81

PACKAGE NAME: Legal-DP-Notices

Product(s): Daily Pilot, dailypilot.com, CApublishnotice.com_DP

AdSize(s): 2 Column,

Run Date(s): Friday, September 09, 2016

Color Spec. B/W

Preview

CITY OF LAGUNA BEACH:

ADOPTION OF **ORDINANCE NO. 1617** REGARDING SHORT-TERM LODGING

Adopted Ordinance No. 1617 entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, AMENDING CHAPTERS 25.23, 25.10, 25.12, 25.14 AND 25.43 OF THE LAGUNA BEACH MUNICIPAL CODE RELATING TO SHORT-TERM LODGING" which was introduced at the City Council meeting of August 9, 2016, and adopted on August 30, 2016, on the following 5/0 vote: AYES: Boyd, Whalen, Zur Schmiede, Iseman, Dicterow; NOES: None; ABSENT: None. Planning Commission proposed Ordinance as amended will prohibit Short-Term lodging in R-1, R-2 and R-3 residential zones with the exception of existing legally permitted units as stated in the Ordinance.

Lisette Choi-Walker, CMC, City Clerk

Publish: September 9, 2016