

MINUTES  
MALIBU ZONING ORDINANCE REVISIONS AND CODE ENFORCEMENT  
SUBCOMMITTEE  
SPECIAL MEETING  
MAY 23, 2017  
CITY HALL – COUNCIL CHAMBERS  
10:00 A.M.

CALL TO ORDER

Mayor Peak called the meeting to order at 10:09 a.m.

ROLL CALL

The following persons were recorded in attendance:

PRESENT: Mayor Skylar Peak and Councilmember Jefferson Wagner

ALSO PRESENT: Reva Feldman, City Manager; Lisa Soghor, Assistant City Manager; Trevor Rusin, Assistant City Attorney; Bonnie Blue, Planning Director; Richard Mollica, Senior Planner; Renee Neermann, Financial Analyst; and Kathleen Stecko, Senior Office Assistant

APPROVAL OF AGENDA

CONSENSUS

By consensus, the Subcommittee approved the agenda.

REPORT ON POSTING OF AGENDA

Planning Director Bonnie Blue reported that the agenda for the meeting was properly posted on May 19, 2017.

PUBLIC COMMENT

Pamela Bouganim expressed her concerns regarding blight in her neighborhood.

DISCUSSION ITEMS

1: Approval of Minutes – May 1, 2017

Recommended Action: Approve the minutes of the Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) Special meeting of May 1, 2017.

CONSENSUS

By consensus, the Subcommittee approved the minutes of the ZORACES Special meeting of May 1, 2017.

2. Short-Term Rental Ordinance

Recommended Action: Review the proposed amendments to the Malibu Municipal Code (MMC) regarding short-term rental property in the City, and provide feedback to staff.

Speakers included Lydia Stiegler, Jeffrey Singer, Pamela Bouganim, John Mazza, Matthew Ogden, Pamela Van Ierland, Pat Hill, Michael Stein, Julia Holland, Alan Armstrong, John Stiegler, Melanie Goudzwaard, Antoinette Berget, Norman Haynie, and Carol Randall.

CONSENSUS

By consensus, the Subcommittee recommended that staff draft an ordinance to be included in the Malibu Municipal Code that includes the following: 1) Prohibition of short-term rentals and home sharing in the Multi-Family Residential zone for complexes with three or more units; 2) A requirement for signage indicating 24 hours per day, seven days per week contact information for a designated manager, visible to the public at all times; 3) Requirement for compliance terms to be met or revocation of rental privileges be imposed for six months, to be increased upon lack of further compliance, which could lead to criminal penalties if compliance is ultimately not met; 4) Requiring homeowners to attest when they register that their homes have smoke detectors, with an inspection provision; 5) Not imposing black-out dates; and 6) Not requiring the property to be the owner's primary residence.

CONSENSUS

By consensus, the Subcommittee requested staff research: 1) Covenants, conditions, and restrictions of homeowners associations that could provide examples for communities that would like to create privately enforceable restrictions; 2) Whether the owner should be allowed to be the designated manager; 3) Examples of types of contact information signage used in other communities; 4) Funding one or two full-time positions related to enforcement; 5) The need for an inspection program for wastewater treatment systems; and 6) Host guidelines that could be provided to Transient Occupancy Tax (TOT) registrants, similar to the Filming Code of Conduct for film permits.

ADJOURNMENT

CONSENSUS

By consensus, the Subcommittee adjourned the meeting at 12:38 p.m.

Approved and adopted by the Zoning Ordinance Revisions and Code Enforcement Subcommittee of the City of Malibu on October 10, 2017.

  
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SKYLAR PEAK, Mayor

ATTEST:  
  
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MARY LINDEN, Executive Assistant