

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th13c

ADDENDUM

December 10, 2020

TO: Coastal Commissioners and Interested parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM Th13c APPLICATION NO. 5-20-0031 (City of Torrance) FOR THE COMMISSION MEETING OF THURSDAY, DECEMBER 10, 2020**

I. CHANGES TO STAFF REPORT

Commission staff recommends changes to the staff report dated November 19, 2020 to correct the following minor typographical errors. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strike-out~~.

- a. **On Page 1 of the staff report, the project description shall be modified as follows:**

Project Description:

Regulation of Short Term Rental uses citywide in the coastal zone, allowing hosted Short-Term Rentals in the R-1, R-2, R-3, and R-4, and P-D Residential Zones, and permitted with or without hosts in residences on lots within C-1 Commercial Zones.

- b. **On Page 2 of the staff report, the first full paragraph shall be modified as follows:**

Changes proposed to Chapters 2 and 5 of Division 9 of the City's Municipal code that would apply in the coastal zone include a new restriction in residential zones, requiring all short term rentals on lots or parcels of land zoned for STR uses within the R-1, R-2, R-3, and R-4, and P-D zones to be operated as a home share. In commercial zones, STRs will be permitted in residences located on lots or parcels of land zoned for STR uses within the C-1 zone with or without a host. Moreover, the proposed ordinance would clearly define STRs, add new permitting requirements and operational standards, including, but not limited to parking requirements; afford a mechanism for neighbors to report problems; and establish provisions for the imposition of fines and penalties for violation of the regulations.

c. On Page 7 of the staff report, the last paragraph shall be modified as follows:

Changes proposed to Chapters 2 and 5 of Division 9 of the City's Municipal code that would apply in the coastal zone, include a new restriction in residential zones, requiring short term rentals to be operated as a home share on lots or parcels of land zoned for STR uses within the R-1 (Single Family Residential Zone), R-2 (Two-Family Residential Zone), R-3 (Limited Multiple Family Residential Zone), ~~and R-4,~~ (Unlimited Multiple Family Zone, and P-D (Planned Development Zone). In Commercial zones, STRs will be permitted in residences located on lots or parcels of land zoned for STR uses within the C-1 (Retail Commercial Zone) with or without a host.

d. On Page 8 of the staff report, the second full paragraph shall be modified as follows:

As proposed, this CDP would approve the ordinance which defines STRs as the rental of any residence, or portion thereof, for a period of thirty (30) consecutive calendar days or less. It imposes new standards and limits on STRs, and eliminates these rentals as an allowable use in the R-1, R-2, R-3, ~~and R-4, and P-D~~ residential zones without a host, and allows STRs in commercial zones developed with residential uses with or without a host living onsite. In residential zones, STRs are permitted in residences solely as a home share with a host living onsite. Home sharing means an activity whereby a host provides lodging for guests in their residence while the host lives on site, as an incidental use of the residence, for the duration of each short term rental period. A host is defined as the property owner, tenant, or person engaged in home sharing and whose residence is being advertised and operated as a short term rental, but the host need not be the property owner. Although there is no distance requirement between STRs, additional limitations include only one STR period, reservation, booking, or stay by guests to be allowed per residence at a single time, and only one unit in every thirty (30) residential units located within a multi-family residence to be allowed to operate as a short term rental per lot or parcel of land. The provision regulating the number of STRs located within a multifamily residence (apartment building) is not applicable to multiple owner-occupied residential developments (condominiums/townhomes). Condominiums and townhomes in commercial zones may have unlimited STRs and in residential zones may have unlimited home-sharing. The ordinance also requires that a minimum of one (1) parking space be provided onsite per short term rental.

e. On Page 8 of the staff report, the last paragraph shall be modified as follows:

The approximately 12 pre-existing STRs (existing before approval of this CDP) will no longer be permitted to operate without a host, ~~and have been given a 6-month grace period from the time the Commission takes action on this CDP, to come into compliance by applying for a City permit.~~ Although the City in 2019 indicated that there are approximately 12 STRs in the City's coastal zone, the City maintains that number fluctuates between 2 and 12 depending on the time of year, and only 6 short term rentals were recently identified as currently operating. Currently, without

regulations in place, most STRs in Torrance are doing so without a business license, without paying TOT, and without a permit.

f. On Page 9 of the staff report, the last paragraph shall be modified as follows:

As stated, the Torrance Coastal Zone is almost entirely developed with residential properties, both multi-family and single family dwellings, with ~~three~~ 13 parcels zoned C1 (Commercial Retail), ~~two of which~~ are developed with retail commercial and mixed use that include residential units, and one developed with a restaurant/brewery. The housing stock in the Coastal Zone consists of approximately 1,076 units, which is comprised of 170 single family units, 28 planned development units (single family), 152 condominiums, 100 multi family units (duplex/triplex/quadplex), and 626 apartment units ([Exhibit 2](#)).

g. On Page 13 of the staff report, the third paragraph shall be modified as follows:

Despite also being significant visitor-serving destinations, cities such as the City of Del Mar have relatively few overnight accommodations for coastal visitors ~~other~~ than the surrounding two miles of Torrance's coastal zone. The City of Del Mar only has six hotels offering 355 rooms in total. In such areas in need of more overnight accommodations, short-term vacation rental units provide an important visitor-serving amenity that supports coastal access.