



Legislation Details (With Text)

**File #:** 19-435  
**Type:** Consent Calendar                      **Status:** Passed  
**File created:** 4/3/2019                      **In control:** City Council/Public Financing Authority  
**On agenda:** 4/15/2019                      **Final action:** 4/15/2019  
**Title:** City Council position on legislation pending before Congress and the State Legislature as recommended by the City Council Intergovernmental Relations Committee (IRC)  
**Attachments:** 1. Att #1 - Text - H.R.976 - 116th Congress (2019-2020)\_ Air Traffic Noise and Pollution Expert Consensus Act of 2019 \_ Congress.gov \_ Library of Congress, 2. Att #2 - AB 1731 Short Term Rentals Coastal Zone

Date	Ver.	Action By	Action	Result
4/15/2019	1	City Council/Public Financing Authority	approved	Pass

**REQUEST FOR CITY COUNCIL ACTION**

**SUBMITTED TO:** Honorable Mayor and City Council Members

**SUBMITTED BY:** Fred A. Wilson, City Manager

**PREPARED BY:** Antonia Graham, Assistant to the City Manager

**Subject:**  
**City Council position on legislation pending before Congress and the State Legislature as recommended by the City Council Intergovernmental Relations Committee (IRC)**

**Statement of Issue:**  
On March 27, 2019, the Intergovernmental Relations Committee comprised of Mayor Erik Peterson, Mayor Pro Tem Lyn Semeta, and Council Member Jill Hardy met to discuss pending Federal and State legislation. This Council Action requests City Council authorization to enable the Mayor to sign official City position letters.

**Financial Impact:**  
There is no fiscal impact associated with these position letters.

- Recommended Action:**
- A) Approve a City position of Support on H.R. 976 - Air Traffic Noise and Pollution Expert Consensus Act of 2019 (Lynch); and,
  - B) Approve a City position of Oppose on Assembly Bill 1731 (Horvath) - Short Term Rentals: Coastal Zone.

**Alternative Action(s):**  
Do not approve and recommend actions and direct staff accordingly.

### **Analysis:**

The Intergovernmental Relations Committee (IRC) met to discuss pending Federal and State legislation along with regional issues. The Committee reviewed the 2019 State Legislative Matrix provided by the City's Federal and State Advocate Townsend Public Affairs. The following is an analysis of the bills that the Committee chose to take the following positions on:

➤ **SUPPORT - H.R. 976 - Air Traffic Noise and Pollution Expert Consensus Act of 2019 (Lynch - D. MA)**

The City recently convened a Jet Noise Commission tasked with advising the City Council on matters relating to commercial jet noise. The Commission met and discussed the impacts of Next Gen and requested that the Intergovernmental Relations Committee review and take a position on this bill. Introduced in the House of Representatives by Congressional Member Lynch from Massachusetts, this bill if signed into law would direct the Administrator of the Federal Aviation Administration to enter into appropriate arrangements with the National Academy of Sciences, Engineering, and Medicine to provide for a report on the health impacts of air traffic noise and pollution.

➤ **OPPOSE - Assembly Bill 1731 (Horvath) - Short Term Rentals: Coastal Zone**

Existing law requires a hosting platform, to provide specific notice to an occupant listing a residence for short-term rental on a hosting platform that states, among other things, that, if the occupant is a tenant, listing the room, home, condo, or apartment may violate the lease or contract and could result in legal action by the landlord.

This bill would authorize a hosting platform to make available a residentially zoned or residentially used unit within a residential property that is located within the coastal zone as a short-term rental 365 days per year if the primary resident lives onsite of the residential property full time. The bill would prohibit a hosting platform from making available residential property that is located within the coastal zone in which the primary resident does not live onsite full time as a short-term rental for more than 30 days per year, unless the primary resident makes the residential property available as a short-term rental in accordance with the Lower Coastal Accommodations Program administered by the State Coastal Conservancy.

The City is represented on the League of California Cities - Coastal Cities Issues Group by Council Member Jill Hardy and this was a bill that was sent for comment staff at the League. Assembly Member Horvath's intent was to create legislation that sets the minimum standards governing short-term rentals in the coastal zone. This bill would effectively take away local control from coastal cities and mandate a short term rental program by creating a legislative mandate that sets "minimum standards" that the local jurisdiction may not agree with.

### **Environmental Status:**

Not Applicable.

### **Strategic Plan Goal:**

Enhance and maintain high quality City services

**Attachment(s):**

1. H.R. 976 (Lynch)
2. Assembly Bill 1731 (Horvath)