

Questions

Q: You just said there is no current STR ordinance. That is incorrect. AirBnBs are banned as are other rentals shorter than 30 days.

A: Our apologies for being unclear! Burbank prohibits short term rentals by omission in the zoning code. Please refer to Burbank [Municipal Code 10-1-602](#): Uses in R-1 and R-1-H Zones. Short-term rentals as a use are not listed as permitted or as conditionally permitted in the City's residential zones. When we say there is no short-term rental ordinance, we mean there is no explicit language addressing short term rentals. Burbank's municipal code does not have a comprehensive regulatory system like Los Angeles, Santa Monica, Pasadena, or Glendale do.

Q: The 400-500 listings, where are the clusters within the City ?

A: Short term rentals are spread out throughout the City, though there appears to be a higher concentration of them in the Media District. The map [here](#) shows a map of where Burbank's short term rentals approximately are.

Q: Just curious, it sounds as if you are not aware of the city contacting residents to shut down their STR listings?

A: We are aware that the City is contacting residents to shut down their short-term rental listings. Our Code Enforcement Division responds to complaints, investigates them, and asks anyone determined to be operating a short-term rental in Burbank to shut down their operations.

Q: We have called Code Enforcement several times about a short term rental across the street that is a revolving door. Code Enforcement is not able to state authority that allows or disallows these types of rentals. This short term rental has caused much distress in our neighborhood. Police won't act and even when they come out, they do nothing. How is the City going to protect and preserve our right to peace and enjoyment of our homes? You said there is an "explicit ban," but some of these owners only care about their pocket.

A: City staff will be developing regulations ensuring that short-term rental activities do not burden the surrounding neighbors of a rented unit. Staff is also investigating enforcement mechanisms that will ensure that those operating illegally or those who do not follow the City's regulations are either fined, have their license suspended, or have their license revoked. The City's regulations will include rules on parking, noise, events, and occupancy, among other things. City staff will be presenting their proposal outline at the next community meeting in September (details to follow).

Q: Last time i checked, Burbank is not near any beaches. Why the push to even have an ordinance ?

A: The City Council directed staff to examine the issue of short-term rentals. Staff researched the issue, with an emphasis on how other Southern California cities in Burbank's peer group regulate short-term rentals. City staff brought the issue before the City Council at the June 16, 2020 meeting as a study-session item. The City Council directed staff to bring back regulations allowing short-term rentals.

Staff also believes that a regulatory system for short-term rentals will provide certainty to residents, hosts, and visitors. Clearly defined rules and regulations will ensure a level playing field for all stakeholders.

Q: I am curious if the City will prohibit a Tenant from doing a STR in a rent controlled apartment? Many Tenants have clauses in their lease that prohibit them from sub-leasing their unit without the Landlord's consent. Please advise.

A: You are correct that many long-term leases preclude tenants from subleasing their unit without their landlord's consent. Many of the ordinances that we have looked at require that any long-term tenants obtain their landlord's written consent before obtaining their business license or permit. The proposed ordinance will include similar language to obtain a landlord's written consent.

Q: I am having serious negative issues as a result of a neighbor using her unit specifically to rent out. This has caused the property owner to remove water access (hose) used for cleaning trash bins as well as completely closing off the laundry room. This is due to the high water bills the property owner was getting since the rental property will have more than 2 people using it at any given time. This is a 1 bedroom apartment that is being used, at times, by up to 9 people. The living room has been converted into a bedroom. How will this short term rental proposal affect us? Is it even legal for this person to have rented out this apartment for the sole purpose of renting it out?

A: The City's proposal will include regulations on occupancy limits per bedroom, noise limits, parking requirements, trash requirements, and among other things.

Q: Nick's volume is low.

A: Our apologies – as many pointed out during the conversation. We'll address this for our next meeting.

Q: Hi Nick: I don't need time to speak, but from all the statements, is it true that Short Term Rentals are allowed/exist in Burbank UNTIL a neighbor/s complain to Code and License?

A: No, short-term rentals are not allowed in Burbank. Unfortunately, it is difficult to enforce the City's ban on short-term rentals due to difficulty of tracking short-term rentals across the many different platforms they are hosted on. As such our Code Enforcement approach has been reactive – to investigate suspected short-term rentals after receiving complaints.

Q: Do you charge residential renters an occupancy tax?

A: At this time, there are no occupancy tax for current short-term rental listing in Burbank.

Q: It looks like my computer was not accepting any of the choices I was making so I had to do this on my phone

A: Hello Chris. I apologize. We are going to have this survey out again.

Q: Current speaker, that is not correct. Not all renters sublet to make vacation money. For instance, LA is an entertainment town so some of my actor/director friends must head out of town on shoots for weeks or months and subleasing helps them defer their costs.

A: Thank you for sharing your input.

Q: What kind of timeline are you expecting for the new language/ordinance to be implemented?

A: We are aiming for a draft to Planning Board in November 2020, and City Council in December 2020

Q: Please send me an email where I can send my point of view about this matter. Thank you

A: nburant@burbankca.gov; kpan@burbankca.gov

Comments

Comment #1: The rental we referred to as a "revolving door" has so many one nighters, that it is nauseating and possibly has super-spreader capabilities that may extend to us all. There appears to be no way to control these rentals. Code Enforcement said at one time that no overnight rentals are allowed and yet nightly parties of more than 20 attendees are frequent. Burbank needs to protect full time Burbank families in our residential neighborhoods!

Comment #2: I agree with Jay that if an owner is on the property and they want to rent out their ADU, it's better than an owner renting out a property where they're not on the premises.

Comment #3: Totally agree with Lori

Comment #4: Please send me an email where I can send my point of view about this matter. Thank you

Comment #5: Thank you for listening to all of us!

Comment #6: I 100% agree that tenants/renters should NOT be allowed to sublet/re-rent their unit for short term rentals. A renter is renting an apartment/house for the purpose of living IN the residence. Renters should NOT be allowed to supplement their rent or use their rental as a buThis should be ONLY allowed if the owner is the one renting for short term. There should be stipulations on occupancy based on 1-2 people per bed and no outside guests. There should be ordinance on noise and party regulations.

Comment #7: There are a few different kinds of rentals out there nowadays. Not all of them are Short term rentals. Houses are being rented specifically for parties or for the use of the swimming pool. Also, some rentals are from investors that could care less about the neighbors. However, most of the real Airbnb out there are decent and do a great job running a good place.

Comment #8: Just a comment... There are going to be "party houses" with no supervision. That's NOT good. The Hollywood Hills is having MAJOR problems with this issue right now.

Comment #9: Having Airbnb in Burbank is amazing for our economy and it helps keep the city rich and in business.

Comment #10: Thank you!

Comment #11: I agree with Jana.