

Patricia Matson, CMC

From: Maura O'Neill <maura@betterneighborsla.org>
Sent: Tuesday, May 19, 2026 11:48 AM
To: City Clerk
Subject: [EXTERNAL] Comment Letter- Agenda Item 19 - Support
Attachments: Outlook-ks35mz3b; Better Neighbors Comment Letter - Item 19- Support (1).pdf

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Good morning,

Attached please find the letter for Agenda Item 19, in support.

Thanks,

Maura O'Neill
Policy Analyst and Advocate
Better Neighbors LA
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May 19, 2026

Manhattan Beach City Council
1400 Highland Ave.
Manhattan Beach, CA 90266
cityclerk@manhattanbeach.gov
VIA ELECTRONIC MAIL

RE: Better Neighbors Comment Letter – Consideration of the Adoption of an Urgency Ordinance and Introducing an Ordinance Increasing Fines for Violations of Municipal Code Chapter 4.88 Relating to Short-Term Rentals – Support

Dear Honorable Mayor Lesser, Mayor Pro Tem Franklin, and Councilmembers,

Better Neighbors LA (“BNLA”) is a coalition of tenants, housing advocates, and community members committed to protecting long-term housing by curbing illegal short-term rental (“STR”) activity. Through research and data analysis, we assess the STR industry’s impact on affordable housing and neighborhood stability.

BNLA supports the Council’s consideration of an Urgency Ordinance and Ordinance 26-0332, which would increase fines for violations the city’s STR regulations. Increasing fines for illegal STR activity will deter bad actors, and, in doing so, help preserve housing, neighborhood character, and public safety.

We encourage the city’s efforts to increase enforcement. Manhattan Beach has faced enforcement challenges under its current STR policy, and these ordinances are a strong step in the right direction. City staff report a total of 191 business licenses for STRs in the Coastal Zone, 89 of which are currently operating. Yet BNLA identified 267 active STR listings in Manhattan Beach on the Airbnb platform alone, only four of which displayed a license number.¹ This discrepancy between licensed STRs and listings indicates illegal STR activity in the city. Increased fines along with strengthened enforcement will prevent STRs from converting valuable housing stock, raising rents, and contributing to neighborhood nuisances.

¹ Data from Inside Airbnb, November 2025. <https://insideairbnb.com/>

STRs displace residents, erode housing affordability, and create externalities like noise, trash, parking issues, and safety concerns. We urge the Council to safeguard the city's housing and peace by passing these ordinances. Should you have any questions, please contact Maura O'Neill at maura@betterneighborsla.org.

Sincerely,

/s/

Randy Renick

Patricia Matson, CMC

From: Stefan Kampe <stefan.a.kampe@gmail.com>
Sent: Monday, May 18, 2026 4:52 PM
To: List - City Council; City Clerk
Cc: City Manager
Subject: [EXTERNAL] Kampe, Stefan comments to 2026 05 19 City Council Meeting
Attachments: City of MB Workplan comparison 25_26 to 26_27.xlsx

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City of MB Council Members –

After reviewing the agenda for tomorrow night, I suggest the following two items be removed from the consent calendar and be discussed by the City Council with public comments:

- **Item 10: Three-year agreement for Cloud based irrigation system:** Money is tight this budgeting season. The idea of a \$325,000 cloud-based irrigation control system sounds nice and the justification might be better management of water and lower labor costs. The business case for this project was not included in the agenda packet. What is the business case for this project? Are the existing controllers not working? Also, I did not see a schedule in the contract and the contract is for a three-year period. Does this mean the contractor has three years to complete this work? If there is a good business case for this then get the project done asap. Finally, does the 10-year warranty begin when the project is completed or when?
- **Item 14: Approval of Fiscal Year 2026-2027 City Council Work Plan:** I found the 2025-2026 Workplan and compared it to the 2026-2027 Workplan and found the following deserving discussion:
 - All of the same line items as last year make up this year’s work plan. It appears that none of the items from last year were completed and no new items added.
 - There are 17 items on the work plan.
 - 6 of those items have target completion dates that have not slipped. That is a good thing.
 - 6 items have target dates that have slipped. It would be good to have a discussion regarding 1) what were the reason(s) for the slippage, 2) can it be recovered, 3) impact to other projects, and 4) cost impact. Note: there is a lot of things going on in the City of MB that can affect projects. Sharing status is consistent with the adage “no surprises, good or bad.”
 - 5 items are listed as “ongoing.” If these are projects then there must be some milestones with target dates. Good to have these defined.
 - 5 of the 12 items with target dates have 2026 target completion dates. Does city staff feel confident these can be achieved? Is there an identified lead person for each one of these projects?
 - If there is an on-going item, I suggest it be a “work plan review” that is done quarterly that reviews the status of the full list so that the city council and residents are kept up to date on the status and any impacts.

Thank you for your consideration.

Stefan

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CITY COUNCIL WORK PLAN



CITY COUNCIL WORK PLAN OVERVIEW

The table below provides a condensed title for each Work Plan item, where appropriate, along with key details.

2026-2027 Workplan					2025 -2026 Workplan
ITEM	PRIMARY DEPT	PRIORITY	ANTICIPATED TIMELINE	TARGET COMPLETION	TARGET COMPLETION
Governance Policy & Manual	MS	B	FY 26-27	Q4 2026	Q3 2026
Homeless Court Diversion Program	MS	B	FY 26-27	Q2 2027	Q3 2026
Parking Authority Study	FIN	A	FY 26-27	Q1 2027	Q4 2026
Historical Artifacts Assessment	PR	A	FY 26-27	Q4 2026	Q4 2026
Pay N Play Repurposing	PR	A	FY 26-27	Q3 2026	Q3 2026
Modernize Parking Standards	CD	B	FY 26-27	Q1 2027	Q3 2026
Long-Term Outdoor Dining	CD	B	FY 26-27	Q4 2026	Q2 2026
Joslyn Center Parking	CD	C	FY 26-27	Q1 2027	Q1 2027
Parking Meter & Kiosk Exploration	PW	C	FY 26-27	Q3 2026	Q3 2026
FIFA / Olympics Preparation	MS	A	MULTI-YEAR	Q2 2028	Q2 2026 - Q2 2028
Aquatics Facility Exploration	PR	A	MULTI-YEAR	Q4 2027	Q2 2026
Project Pulse	CD	A	MULTI-YEAR	Q2 2028	Q2 2028
Revenue Enhancements	FIN	A	ONGOING	N/A	ONGOING
Public Art Program & Initiatives	PR	B	ONGOING	N/A	Q4 2026
Library Commission Programs	PR	B	ONGOING	N/A	Q2 2026
Downtown/North MB	PW	B	ONGOING	N/A	ONGOING
Recycling Education	PW	C	ONGOING	N/A	ONGOING

Patricia Matson, CMC

From: Andrew Howard <jhoward967@gmail.com>
Sent: Sunday, May 10, 2026 10:58 AM
To: City Clerk
Subject: [EXTERNAL] Public Comment for City Council Meeting

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

I am a resident in the 2000 block of Oak Ave. I would like to hear from the Council how Manhattan Beach's ROD does not violate state law.

Redondo Beach's ROD was determined to violate state law because it included properties that were zoned for commercial uses. Manhattan Beach's ROD also includes many properties along the Sepulveda Corridor that currently are zoned for commercial uses. I have not heard any explanation from City Council or Staff explaining how or why Manhattan Beach's ROD does not violate state law. I would like to hear that explanation.

Andy Howard
2005 Oak Ave