

ORDINANCE 25-16

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, EXTENDING THE TERM OF ORDINANCE 25-11 ENACTED PURSUANT TO GOVERNMENT CODE SECTION 65858 ESTABLISHING A MORATORIUM ON THE USE OF RESIDENTIAL PROPERTY FOR SHORT TERM RENTAL AND HOME EXPERIENCE SHARING, DECLARING THE URGENCY THEREOF, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Covina, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, on October 21, 2025, the City Council adopted an Urgency Ordinance (Ordinance 25-11) which placed a 45-day city-wide moratorium prohibiting the use of residential property for short-term rental and home experience sharing within the City of Covina; and

WHEREAS, on December 5, 2025, Ordinance 25-11 is scheduled to expire; and

WHEREAS, on November 18, 2025, the City Council held a duly noticed public hearing, notice of which was given pursuant to Government Code Section 65090, regarding the proposed extension of Ordinance 25-11, and after taking all written and oral testimony, closed the public hearing; and

WHEREAS, the City does not have land use policies or standards in place to regulate Short-Term Rentals and Home Experience Sharing Uses within the City limits, which would address compatibility with surrounding uses and safety, among other issues; and

WHEREAS, Short-Term Rental and Home Experience Sharing are not defined within the Covina Municipal Code; and

WHEREAS, Over the past several years, the rental of residential properties for periods of thirty (30) days or less (“Short-Term Rentals”) has surged in popularity. While providing a financial advantage to property owners and simultaneously providing an affordable way to visit the City, Short-Term Rentals also create or contribute to a number of adverse impacts upon a residential neighborhood – including, but not limited to, disturbances of the peace resulting from parties and other late-night activities, illegally parked vehicles, and a lack of adequate parking; and

WHEREAS, A rising trend is the rental of recreational amenities (e.g., swimming pools; playgrounds; barbeques and grills; pickleball courts, tennis courts, and other sports areas; and other exterior portions of real properties) separate and apart from the rental of the residential dwelling – a use that is commonly known as “Home Experience Sharing”. Recreational amenities as part of a Home Experience Sharing are generally rented by the hour; however, they are generally rented for multiple hours at a time, and some property owners provide “monthly passes” allowing for extended hours throughout the month. Moreover, Home Experience Sharing is often used for

hosting parties and other social events, resulting in large gatherings of non-residents within residential properties. Similar to Short-Term Rentals, the rapid growth of Home Experience Sharing also creates or contributes to a number of adverse impacts upon residential neighborhoods – including, but not limited to, increased noise, disorderly conduct, and lack of adequate off-street parking for residents, which, in turn, would result in potential conflicts between Home Experience Sharing guests and neighbors – and an increased expenditure of City resources in responding to complaints. Additionally, Home Experience Sharing raises health and safety concerns as there are currently no regulations pertaining to minimum standards for maintenance of the recreational amenities, sanitation facilities (especially since the recreational facilities are not rented in conjunction with a residential building), insurance coverage to cover accidents or injuries suffered by these social guests; and

WHEREAS, The City’s Code Enforcement Division has confirmed through listings on platforms like Airbnb, Vrbo, and other sites, that habitable portions of a dwelling, single family dwellings and/or specific areas or amenities of a dwelling including swimming pools, and backyards, are being rented in the City of Covina as Short-Term Rentals and/or Home Experience Sharing; and

WHEREAS, Based upon the foregoing adverse impacts and concerns raised by Short-Term Rentals and Home Experience Sharing, the lack of adequate safeguards to protect the health, safety, and welfare of the guests participating in Home Experience Sharing and neighboring residential neighborhood, and the current use of residential properties within the City of Covina for Short-Term Rentals and Home Experience Sharing, the City Council therefore finds there is a current and immediate threat to the public health, safety, and welfare, and that a moratorium is necessary; and

WHEREAS, The City Council finds that the time provided by the moratorium will allow for a comprehensive analysis on how best to regulate Short-Term Rentals and Home Experience Sharing to minimize or eliminate the adverse impacts upon the health, safety, and welfare of not only the property owner who is providing the Short-Term Rental and/or Home Experience Sharing, but also the guests and the surrounding neighborhood.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council of the City of Covina finds that all Recitals are true and correct and incorporated herein by reference.

SECTION 2. Compliance with the California Environmental Quality Act (CEQA). This Ordinance was reviewed in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.) This Ordinance is not subject to CEQA as it prohibits Short-Term Rentals and Home Experience Sharing uses in the City while the City studies appropriate regulations and is therefore not expected to lead to any direct or reasonably foreseeable indirect physical changes in the environment. CEQA Guidelines Section 15060(c)(2). Furthermore, this Ordinance is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. This Ordinance addresses a clear and imminent danger that poses several adverse effects on

residential neighborhoods. These include increased noise, disorderly conduct, and insufficient off-street parking for residents.

SECTION 3. Findings. The City Council of Covina hereby finds that there is a current and immediate threat to the public health, safety, and/or welfare and a need for immediate preservation of the public peace, health, or safety that warrants this urgency measure, which finding is based upon the facts stated in the Recitals above, in the staff report dated October 21, 2025, as well as any oral and written testimony at the October 21, 2025, City Council meeting and further detailed below:

- A. Home Experience Sharing threatens the health, safety, and welfare of the community through adverse impacts that include, but are not limited to, increased noise, disturbances of the peace and disorderly conduct, and lack of required parking, without adequate safeguards in place to address minimum standards for maintenance of the recreational amenities, sanitation facilities (especially since the recreational facilities are not rented in conjunction with a residential building), and insurance coverage to cover accidents or injuries suffered by these social guests.
- B. Without adequate regulation, Short-Term Rentals impact the character of neighborhoods, causing negative impacts including trash and litter, excessive noise, parking problems, and neighborhood degradation, and reduce much-needed housing supplies.
- C. The City's Municipal Code does not currently regulate or provide an entitlement process specifically for Short-Term Rentals or Home Experience Sharing. The use of residential property for Short-Term Rentals and Home Experience Sharing has intensified. In recent years, social media has increased exponentially the popularity and demand for Short-Term Rentals or Home Experience Sharing. Short-Term Rentals and Home Experience Sharing have become a substantial threat to the public health, safety and welfare of the City's residents, and particularly residential neighborhoods. It is well documented in the media and various code and law enforcement complaints that events hosted at Short-Term Rentals or Home Experience Sharing have attracted crowds, loud parties, littering, over-parked street conditions, openly disorderly conduct and unsafe vehicle use that have led to multiple arrests and complaints to law enforcement.
- D. City staff require a period of study to determine the appropriate scope of regulations that may be developed for inclusion into the City's Municipal Code, which is anticipated, among other measures, to provide for the public health, safety and welfare, relating to Short-Term Rentals and Home Experience Sharing.
- E. Allowing any proliferation of Short-Term Rentals and Home Experience Sharing uses, without adequate regulations, could lead to property owners making investments and improvements to their properties that may not be permitted to be used for Short Term Rentals or Home Experience Sharing uses and thereby creating potentially nonconforming land uses that could defeat the purpose and intent of any later adopted Short-Term Rentals and Home Experience Sharing ordinance and pose a further threat to the public health, safety and welfare.
- F. Based on the foregoing, it is urgent the City temporarily prohibit the advertising, use and operation of Short-Term Rentals and Home Experience Sharing while it undertakes a review of its current Municipal Code provisions to determine whether additional regulations are needed to ensure the public health, safety and welfare remain protected.

SECTION 4. Definitions. For purposes of this Ordinance, the following definitions apply.

- A. “Home Experience Sharing” means the rental or lease of a recreational amenity or recreational amenities located on real property zoned for residential uses, property developed for residential use, or both zoned and used for residential uses, within the City, and which amenity or amenities are used separate from or otherwise not in conjunction with the rental of a residential dwelling unit.
- B. “Recreational amenity” or “recreational amenities” include any swimming pool, barbecue, gazebo, grill, pickleball court, basketball court, tennis court, playground, yard area, or other portion of a residentially zoned or developed property that has a residential dwelling unit and which portion of the property is designed or used for passive or active recreational activities.
- C. “Residential dwelling” means a private structure designed and available, pursuant to applicable law, for use and occupancy as a residence by one or more individuals. “Residential dwelling” does not include a commercially operated hotel, motel, bed and breakfast inn, or time-share property.
- D. “Short-Term Rental” means the rental of a residential dwelling, or any portion of a residential dwelling, for 30 consecutive days or less.

SECTION 5. Moratorium. Based on the facts and findings set forth in this Ordinance, the moratorium enacted pursuant to City of Covina Ordinance 25-11 is hereby extended pursuant to Government Code Section 65858 for ten (10) months and fifteen (15) days past the initial expiration date of Covina Ordinance 25-11 so as to extend the moratorium until October 20, 2026. Therefore, this Interim Ordinance shall expire and terminate at midnight on October 20, 2026, unless it is further extended on or before that date, subject to any duly adopted extension(s) pursuant to Government Code Section 65858, providing for the following:

- A. Short-Term Rentals and Home Experience Sharing are prohibited. It shall be unlawful and a public nuisance for any person or entity to offer or make available for rent or to rent (by way of a rental agreement, lease, license, or any other means, whether oral or written), for compensation or any consideration, a residential dwelling, or portion thereof, or recreational amenity for Short-Term Rental or Home Experience Sharing uses or activities.
- B. No Short-Term Rental or Home Experience Sharing uses or activities shall be established or continued, if previously established, in any zone within the City.
- C. No application for zoning approval, home occupation permit, or other permit, license, or land use entitlement shall be approved for a Short-Term Rental or Home Experience Sharing.
- D. It shall be unlawful for any person or entity to place or maintain any advertisement for a Short-Term Rental of Home Experience Sharing prohibited by this Ordinance.

SECTION 6. Severability. If any sections, subsections, sentences, clauses, phrases, or portions of this Ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase, or clause of this

Ordinance whether or not any one or more sections, subsections, phrases, or clauses may be declared invalid or unconstitutional on their face as applied.

SECTION 7. Term and Effect. This Ordinance is needed for the immediate preservation of the public health, safety, or welfare. It shall become effective immediately upon its adoption by a four-fifths vote of the City Council. The moratorium shall expire on October 20, 2026, unless extended.

SECTION 8. Publication and Posting. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED, APPROVED and ADOPTED this 18th day of November, 2025.

City of Covina, California


BY:


VICTOR LINARES, Mayor

ATTEST:


FABIAN VELEZ, Chief Deputy City Clerk

APPROVED AS TO FORM:


KEVIN ENNIS, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, California, do hereby certify that Ordinance 25-16 was duly approved and adopted at a regular meeting of the City Council on the 18th day of November, 2025, by the following vote:

AYES: COUNCIL MEMBERS: ALLEN, CORTEZ, KING, DELGADO, LINARES
NOES: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE

Dated: November 19, 2025


FABIAN VELEZ, Chief Deputy City Clerk