

**ORDINANCE NO. 2007-375**

**AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADOPTING AN ORDINANCE AMENDING CHAPTER 17.03 (GENERAL PROVISIONS) OF THE BIG BEAR LAKE DEVELOPMENT CODE BY ADDING SECTION 17.03.315 (ENFORCEMENT OF TRANSIENT PRIVATE HOME RENTAL PROVISIONS) RELATING TO THE ENFORCEMENT OF TRANSIENT PRIVATE HOME RENTAL REGULATIONS**

WHEREAS, the City of Big Bear Lake is a four-season resort community where tourists visit to escape everyday urban life in order to enjoy a unique mountain experience. Many of these tourists occupy Transient Private Home Rental units during their stay.

WHEREAS, the City has determined that the rental of private homes on a short-term basis to visitors provides a community benefit by expanding the number and type of lodging facilities available and assists owners of vacation homes by providing revenue which may be used for maintenance and upgrades to these units.

WHEREAS, due to Big Bear Lake's status as a resort community that offers visitors unique mountain vacation opportunities, the City desires to maintain the small-town mountain character, spirit, and quality of life within its residential neighborhoods through the adoption of an ordinance to establish specific enforcement regulations pertaining to the use and operation of Transient Private Home Rental units. Such an ordinance will promote compliance with the permitting provisions of Section 17.03.310 (Transient Private Home Rentals) ensuring that such rental use does not create adverse impacts to residential neighborhoods due to excessive traffic, noise, and density.

WHEREAS, pursuant to Sections 65800 and 65850 of the Government Code, the City of Big Bear Lake adopted Ordinance No. 2003-333 adopting Title 17, Development Code, which regulates the use of buildings, structures, and land as between industry, business, residences, open space and other purposes; regulates the location, height, bulk, number of stories and size of buildings and structures, the size and use of lots, yards, courts and other open spaces, the percentage of a lot which may be occupied by a building or structure, and the intensity of land use; establishes requirements for off-street parking and loading; establishes building setback lines, as authorized by state law; and other matters.

WHEREAS, pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, then activity is not subject to CEQA. The adoption of specific enforcement regulations pertaining to the use and operation of Transient Private Home Rental units will not have a physical effect on the environment and is, therefore, exempt from the provisions of CEQA.

WHEREAS, on August 7, 2007, August 21, 2007, and September 11, 2007, the Transient Private Home Rental Enforcement Ordinance Ad-Hoc Committee conducted duly noticed public meetings on this item at the City of Big Bear Lake Civic Center Training Room, located at 39707 Big Bear Boulevard, and concluded said public meetings on September 11, 2007.

WHEREAS, on an October 22, 2007, public meeting held at the Big Bear Lake Civic Center the City Council of the City of Big Bear Lake discussed the Committee's recommendations.

WHEREAS, on November 7, 2007 the Planning Commission of the City Big Bear Lake conducted a duly noticed public hearing on the proposed Ordinance at the Big Bear Lake Civic Center, Hofert Hall, located at 39707 Big Bear Boulevard, and concluded the hearing on said date by voting 5-0 recommending that the City Council adopt an ordinance amending Title 17 (Development Code) of the City of Big Bear Lake Municipal Code, by adding Section 17 03.315 (Enforcement of Transient Private Home Rental Provisions).

WHEREAS, on November 26, 2007, the City Council of the City of Big Bear Lake conducted a duly noticed public hearing on the proposed Ordinance at the Big Bear Lake Civic Center, Hofert Hall located at 39707 Big Bear Boulevard, and concluded the hearing on October 8, 2007.

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BIG BEAR LAKE DOES ORDAIN AS FOLLOWS:

**SECTION 1.** The City Council hereby finds that all of the facts set forth in the Recitals of this Ordinance are true and correct.

**SECTION 2.** The City Council hereby finds that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) this project is exempt from CEQA based on the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, then activity is not subject to CEQA. The adoption of specific enforcement regulations pertaining to the use and operation of Transient Private Home Rental units will not have a physical effect on the environment and is, therefore, exempt from the provisions of CEQA.

**SECTION 3.** Based upon substantial evidence presented to the City Council during the above-referenced public hearings including public testimony, and written and oral staff reports, this City Council specifically finds as follows:

1. The proposed Development Code Amendment to establish enforcement provisions for Transient Private Home Rental uses conforms with and promotes General Plan Land Use Policy L3.3 to maintain the integrity, safety and attractiveness of residential neighborhoods by pursuing compliance with applicable codes and ordinances to ensure maintenance of residential areas; Policy L3.4(c) to provide for visitor lodging, such as short-term vacation rentals, in residential areas with certain restrictions which are designed to

preserve residential character; and Program L3 4.1 to review ordinances regulating vacation rental operations to evaluate their conformance with General Plan policies protecting residential neighborhoods, and revise these ordinances if appropriate because the proposed Amendment will establish regulations for the implementation of Section 17.03.310 (Transient Private Home Rentals) and enforcement provisions to ensure vacation rentals are operated in a manner complimentary to residential neighborhoods. The enforcement provisions of the proposed Amendment will promote Goal N1 which calls for protection of the community from excessive noise levels and maintenance of a low level noise environment complementary to and consistent with the City's role as a resort and vacation destination and high quality residential environment.

2. The proposed Development Code Amendment is necessary to implement the General Plan and to provide for public safety, convenience and general welfare because the proposed Development Code Amendment promotes the General Plan policies identified in Paragraph an above. The proposed amendment establishes enforcement regulations pertaining to transient private home rentals relating to excessive traffic, noise and density; thereby ensuring that the quality of residential neighborhoods is maintained.
3. The proposed Development Code Amendment conforms with the intent of the Development Code and is consistent with all other related provisions thereof because the proposed Development Code Amendment promotes the maintenance of the small-town mountain character, spirit, and quality of life within its residential neighborhoods through the adoption of an ordinance to establish specific enforcement regulations pertaining to the use and operation of Transient Private Home Rental units, will promote compliance with the provisions of Section 17.03 310 of the Development Code, ensuring that such rental uses do not create adverse impacts to residential neighborhoods due to excessive traffic, noise, and density.
4. The proposed Development Code Amendment to establish enforcement provisions pertaining to the transient rental of homes is reasonable and beneficial at this time because Big Bear Lake is a resort City and it is appropriate to ensure that these uses do not adversely affect the quality, character and integrity of the residential neighborhoods in which they are located.

**SECTION 4.** The City Council hereby adopts Ordinance No. 2007-0XX finding the project exempt from the California Environmental Quality Act (CEQA), and amending amending Title 17 (Development Code) of the City of Big Bear Lake Municipal Code, by adding Section 17.03.315 (Enforcement of Transient Private Home Rental Provisions) for the purpose of establishing enforcement provisions pertaining to the use and operation of Transient Private Home Rental units, and ordains as follows:

**SECTION 5.** A new section 17 03 315 of the Big Bear Lake Development Code is hereby added to read as follows:

**"17.03.315 Enforcement of Transient Private Home Rental Provisions.**

- A. The purpose of this section is to provide for the full and complete enforcement of Section 17.03.310. For purposes of this section, the following terms shall have the following meanings:
1. The term "City Manager" shall mean the City Manager of the City of Big Bear Lake, or his or her designee.
  2. The term "TPHR Regulations" shall mean Sections 17.03.310, this Section, as well as the written regulations promulgated pursuant to paragraph (B) of this Section.
  3. The term "Managing Agent" shall mean the "Managing agency", "property manager" or "agent" referred to in Section 17.03.310.
- B. Implementing Regulations. The City Manager shall have the authority to promulgate, from time to time, written implementing regulations governing the enforcement and interpretation of this Section, provided that such written regulations shall not be inconsistent with the provisions of this Section or Section 17.03.310
- C. On-Call Service. In order to provide twenty four hour, on-call service for the receipt and transmission of complaints regarding violations of Section 17.03.310 or this Section, the City shall, in compliance with all applicable laws, procure the services of one or more on-call service provider(s). Any such provider shall be required to maintain an office with employees physically present within the boundaries of the City of Big Bear Lake. In addition, any such provider shall have sufficient qualifications as may be deemed necessary by the City Manager, as set forth in written regulations promulgated by the City Manager.
- D. Response/ Response Time. Following the receipt by any owner or managing agent of any complaint (whether in writing, verbally or by any other tangible means) alleging a violation of Section 17.03.310 or this Section, such owner or managing agent shall provide a response within one (1) hour of receipt of such complaint. For purposes of this paragraph, a "response" shall mean a physical presence at the subject property by the owner or managing agent in which the occupant in charge of the transient private home rental is advised of the nature of the complaint and a correction of any violation is made, or if contact with such occupant is not required, the subject of the complaint is resolved, including the correction of any violation of Section 17.03.310 or this Section. If the nature of the violation involves an action that would take more than one (1) hour, the violation shall be deemed resolved (but only for purposes of computing the response time required by this paragraph) if the owner or managing agent notifies the City Manager of the nature of the complaint and thereafter diligently pursues to completion the correction of the violation. Each owner or managing agent shall keep a written log of the times and nature of complaints received, which written log shall be made available to the City, upon request by the City. Occupants or visitors violating the provisions of Section 17.03.310 or this Section and refusing to comply with the instructions of the owner or managing

agent shall be ordered to vacate the premises by the owner or managing agent in accordance with provisions contained within the rental agreement.

- E. **In-Person Registration.** The owner or managing agent shall, prior to entering into any agreement for the occupancy of a transient private home rental, provide an in-person registration, which shall include the review with at least one adult occupant of the transient private home rental of all TPHP Regulations. At the time of such registration, the occupant shall be provided a complete, written copy of all TPHP Regulations, including the penalties associated with their violation, as well as any other occupancy rules associated with the transient private home rental. The registration material shall advise the registrant that the transient private home rental unit shall not be used for any use that is not permitted by applicable law, including, without limitation, the use of such unit for weddings, wedding receptions, business conferences and meetings, scrap booking and other uses that violate the City's Development Code. Such written copy shall be provided in at least twelve (12) point, type-faced font, and shall contain a space for acknowledgement, and be acknowledged, by the occupant as having read, understood and agreed to such provisions.
- F. **Registration Information.** Registration documentation for every transient private home rental shall include, at a minimum, the following information, as well as such other information as may be promulgated by the City Manager in implementing regulations:
1. Number of vehicles to be parked at each transient private home rental unit.
  2. The number of persons staying overnight (past 11:00 p.m.) at the transient private home rental unit.
  3. Financially responsible occupant(s), including the California driver's license number or California identification number.
- G. **Local Management.** In order to ensure timely responses, unless the owner resides within fifteen (15) miles from the City's boundaries and provides property management services to such owner's transient private home rental unit(s) (in which case, all obligations of a managing agent contained in the TPHP Regulations shall be that of such owner), every owner of a transient private home rental shall engage the services of a managing agent that maintains a physical presence within fifteen (15) miles from the City's boundaries.
- H. **Parking.** No person shall stop, park or leave standing any vehicle on any transient private home rental property, between the hours of 11:00 p.m. and 7:00 a.m. of the following day, unless such vehicle properly displays a valid parking pass, as set forth herein. No person renting or occupying any transient private home rental unit shall park or leave standing within three hundred (300) feet of such transient private home rental unit, between the hours of 11:00 p.m. and 7:00 a.m. of the following day, any vehicle that is listed within the registration information required by paragraph (F). The owner or managing agent shall provide dated parking passes, in a form approved by the City Manager, for use with registered vehicles. Such pass(es) shall indicate the number of

vehicles that are authorized to be parked on-site at the transient private home rental property, which number shall not exceed the number of lawful parking spaces actually provided at such property. Failure to properly display such pass shall constitute a violation of this paragraph by the owner or user of such vehicle

I. Occupancy Standards. Each occupant and visitor to a transient private home rental shall comply with all applicable provisions of this Code, including, without limitation, noise standards, anti-littering laws, occupancy limits, parking, and trespassing provisions. No occupant or visitor to a transient private home rental shall cause or permit a public nuisance to be maintained on such property.

J. Signage.

1. The signage required by Section 17.03.310 shall remain in place at all times that the transient private home rental unit is registered in the transient private home rental program. The signage required by Section 17.03.310(E) may be provided by a freestanding exterior sign, but shall not be nailed, attached or otherwise affixed to a tree or other plant. Lettering for the signage required by Section 17.03.310(E)(1) shall be a minimum of three (3) inches in height (and a corresponding width), of a color that contrasts with the background upon which it is placed, and made of night reflective material or paint. The City may, but shall not be obligated to, provide a standard sign complying with the provisions of Section 17.03.310 and this section. The City may charge for such signage a cost not exceeding the reasonably estimated cost of such sign to the City.

2. Each transient private home rental unit shall contain property address lettering that is plainly visible (including around earthen or snow berms) from the street or public right of way that fronts the transient private home rental unit. In addition to the requirements of the TPHR Regulations, such lettering shall be a minimum of four (4) inches in height (and a corresponding width), conform to the latest edition of the California Building Code, and shall be of a color that contrasts with the background upon which it is placed. Address numbers shall be either: (1) illuminated with an internally lit, low-voltage light, (2) internally lit with a solar-powered light, which shall be approved by the City Manager in advance, or (3) self illuminated, as approved by the City Manager. Any internally lit lettering shall be illuminated by a non-switched light source that is controlled by a photocell. Solar panels shall be located in a location that receives sun rays during daylight hours, and maintained by the owner or managing agent free of any leaves, snow or other debris that would tend to cause the photo cells to not receive charging rays. When the transient private home rental unit is located more than one hundred (100) feet from the street or public right of way that fronts the unit, additional property address lettering shall be required in a manner so as to comply with the provisions set forth in this subparagraph.

K. Advertising Regulations. No owner or managing agent shall advertise any transient private home rental in such a manner as to promote such unit for a use that is not

permitted by applicable law, including, without limitation, the use of such unit for weddings, wedding receptions, business conferences and meetings, scrap booking and other uses that violate the City's Development Code. The penalty for violation of this paragraph shall be as follows. Following a written notification by the City Manager, each owner and managing agent shall actively cease all advertising that is not in compliance with this paragraph within the following timeframes: seven (7) days for any and all signs and internet-based ads, by the next publication date for printed media advertising provided by a bona fide third party publisher, prior to next media release for all other media advertisements. The City Manager's written notification shall be sent to the owner of the transient private home rental unit, as well as any managing agent for such unit. If such advertising is not corrected within the above-referenced time, the penalty for each and every day following such time frame shall be an infraction with a penalty of two hundred fifty dollars (\$250.00); provided, however, that for purposes of this Section, one publication or media release lasting no longer than the above-referenced time frame shall constitute a single violation. For any violation of the same provisions within the same twelve (12) month period, the penalty for each and every day in which any violation of this paragraph exists shall be an infraction with a penalty of five hundred dollars (\$500.00). Every owner and managing agent shall be responsible for compliance with this paragraph, provided however, that the City Manager's implementing regulations may contain a policy providing that the managing agent shall be the entity primarily responsible for compliance with this paragraph.

L. Enforcement Provisions — Ownership/Management. The following penalties shall apply to the following persons, who shall be legally responsible for violations of Section 17.03.310 or this Section.

1. For the first violation, the owner or managing agent shall be provided a verbal warning by the City Manager, which verbal warning shall be notated in writing by the City Manager.
2. Any owner and the managing agent causing or permitting to be caused a second violation of the same provision, at the same property, within a twelve (12) month period shall be punished with an infraction penalty, with a two hundred fifty dollar (\$250.00) fine. Written notice of such second violation shall be provided by the City Manager to the owner.
3. Any owner and the managing agent causing or permitting to be caused a third violation of the same provision, at the same property, within a twelve (12) month period shall be punished with an infraction penalty, with a five hundred dollar (\$500.00) fine. In addition, for any such third violation during such twelve (12) month period, the unit(s) subject to such violations shall, as a penalty, be removed from the transient private home rental program for a twelve (12) consecutive month period, commencing as of the date of conviction or entry of a plea.
4. Any managing agent causing or permitting to be caused more than three (3) violations of Section 17.03.310 or this Section (exclusive of the verbal warnings

pursuant to paragraph (a)), or any combination thereof, irrespective of whether such violations occur on the same or multiple properties, within a twelve (12) month period shall be punished with an infraction penalty, with a five hundred dollar (\$500.00) fine for each such violation.

5. In addition to the penalties herein provided, for any additional violation beyond the first three (3) violations during any twelve (12) month period (exclusive of the verbal warnings pursuant to paragraph (a)), irrespective of whether such violation(s) occur on the same or multiple properties, the managing agent shall not thereafter be permitted to manage, or represent the owner with respect to, the property(ies) at which the subject violations occurred
6. Any managing agent causing or permitting to be caused more than five (5) violations of Section 17.03 310 or this Section, or any combination thereof (exclusive of the verbal warnings pursuant to paragraph (a)), irrespective of whether such violations occur on the same or multiple properties, within a twelve (12) month period shall be punished with an infraction penalty, with a five hundred dollar (\$500.00) fine, and shall constitute grounds for revocation of the managing agent's business license of the management agency for a period of twelve (12) months pursuant to Section 5 02 180 of this Code.

M. Enforcement Provisions — Occupants/Visitors. The following penalties shall apply to any occupant or visitor of a transient private home rental unit, each of whom shall be responsible for compliance with Section 17.03.315(I).

1. For the first violation, the owner, managing agent, or the City shall provide a verbal warning to the occupant or visitor, which verbal warning shall be notated in writing by such owner, managing agent, or the City Manager, as applicable. In addition, the owner shall be notified (verbally or in writing) of such violation, which notification shall include the nature of the violation, and which notification shall, if made verbally, be notated in writing by the managing agent, or the City, as applicable.
2. Any occupant or visitor of a transient private home rental unit causing or permitting to be caused a second violation of the same provision, at the same property, within a twelve (12) month period shall be punished with an infraction penalty, with a two hundred fifty dollar (\$250.00) fine.
3. Any occupant or visitor of a transient private home rental unit causing or permitting to be caused a third or additional violations of the same provision, at the same property, within a twelve (12) month period shall be punished with an infraction penalty, with five hundred dollar (\$500.00) fine.

N. Unregistered or Otherwise Non-Compliant Units. In the event any owner or management agent unlawfully causes or permits the rental or occupancy of a transient private home rental without first registering such unit in compliance with Section 17.03.310 or this



Section, or if such transient private home rental is otherwise in violation of Section 17.03.310 or this Section, such owner or management agent shall be deemed to be in violation of this Section. In such event, following a verbal warning described in subparagraph (L)(1), such owner and, as applicable, management company shall either: (1) cause the renter and any and all occupants of such non-registered unit to vacate the unit immediately and provide an alternative rental location to such tenant and occupant(s), at no additional cost or expense to such tenant or occupant(s); or (2) if the violation of Section 17.03.310 or this Section can be corrected, correct the violation immediately. In the event such owner, and as applicable management agent, fails to do so, such owner, and as applicable management agent, shall, in addition to any other remedies available to the City, be subject to the penalties provided in subparagraph (L)(1) through (6), inclusive, as applicable.

O. Enforcement Provisions — General.

1. Every act prohibited or declared unlawful and every failure to perform an act made mandatory by Section 17.03.310 or this Section is punishable as an infraction, provided, that where the city attorney or citing officer determines that such action would be in the interests of justice, the city attorney or citing officer may specify in the accusatory pleadings that the offense shall be a misdemeanor. Every person who causes, aids, abets or conceals a violation of Section 17.03.310 or this Section is guilty of violating Section 17.03.310 or this Section, respectively. Each person, firm or corporation shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any provision of Section 17.03.310 or this Section is committed, continued or permitted by such person, firm or corporation. An infraction is not punishable by imprisonment. A person charged with an infraction shall not be entitled to a trial by jury and shall not be entitled to have the public defender or other counsel appointed at public expense to represent him unless he or she is arrested and not released on his or her written promise to appear, his own recognizance, or a deposit of bail.
2. Violations of Section 17.03.310 or this Section shall be treated as a strict liability offense regardless of intent. However, in either a civil, criminal or administrative action or proceeding, when determining whether or not to prosecute any owner or managing agent for violations caused by an occupant, or the extent to which such owner or managing agent shall be prosecuted for a violation caused by an occupant, the City shall consider the good faith efforts of the respective owner or property manager to reduce the likelihood of such violation(s).
3. In addition to the remedies provided by Section 17.03.310 or this Section or elsewhere by law, any condition caused or permitted to exist in violation of any of the provisions of Section 17.03.310 or this Section shall be deemed a public nuisance and may be enjoined or abated by the City by means of a civil action or administrative abatement pursuant to Chapter 8.80 of this Code, and each day such condition continues shall be regarded as a new and separate offense.

4. In any civil, criminal or administrative action or proceeding commenced by the City to abate a nuisance, to enjoin a violation of any provision of Section 17.03.310 or this Section, or to collect a civil penalty imposed by this Section, the City shall, if it is the prevailing party, be entitled to recover from the defendant in any such action reasonable attorneys' fees and costs of suit.
5. Any person, firm or corporation who violates any provision or fails to comply with any requirement or provision of Section 17.03.310 or this Section shall be liable for a civil penalty not to exceed One Thousand Dollars (\$1,000.00) for each violation. Each day of such conduct is a separate and distinct violation. In determining the amount of the civil penalty, the court shall consider all relevant circumstances, including, but not limited to, the extent of the harm caused by the conduct constituting a violation, the nature and persistence of such conduct the length of time over which the conduct occurred, the assets, liabilities and net worth of the person, whether corporate or individual, and any corrective action taken by the defendant. The civil penalty prescribed by this subsection shall be assessed and recovered and a civil action brought by the City Attorney in any court of competent jurisdiction. The civil penalty prescribed by this section may be sought in addition to injunctive relief, specific performance or any other remedy; provided, however, that a civil penalty shall not be sought for any violation for which a criminal prosecution has been commenced."

**SECTION 6.** If any section, subsection, subdivision, sentence, clause, or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid, ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases be declared unconstitutional, invalid, or ineffective.

**SECTION 7.** The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days after its passage, at least once, in a newspaper of general circulation, published and circulated in the City of Big Bear Lake, California. City staff is hereby directed to transmit this Ordinance and its findings to the State, as required by law. This Ordinance shall take effect 30 days after its final passage; provided however, the following provisions of this Ordinance shall be enforceable only as follows:

1. The one (1) hour response time contained in Section 17.03.315(D) shall be enforceable only following the provision by the City of an on-call service provider as set forth in Section 17.03.315(C);
2. The in-person registration requirement contained in Section 17.03.315(E) shall be enforceable only as to transient private home rental units when such unit is to be occupied on a date that is more than 120 days following the effective date of this Ordinance;

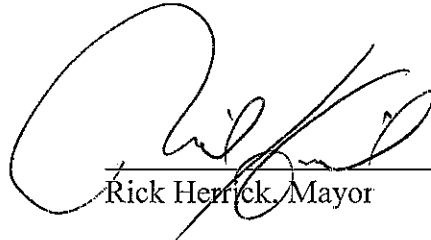
3. The lighted street address and new exterior signage requirements imposed by this Ordinance shall be required only upon the initial registration of a transient private home rental, or the first annual inspection/ renewal of such unit, whichever occurs first;
4. The rental registration form requirement shall be required only after 60 days have passed since such registration form has been developed and approved (including any amendment thereto) by the City Manager. The local management requirement contained in Section 17.03.315(G) shall be enforceable only following the City's provision of a form meeting the registration information requirements of Section 17.03.315(F);
5. The parking pass required by Section 17.03.315(H) shall be required only after 60 days have passed since such parking pass form has been developed and approved (including any amendments thereto) by the City Manager. The on-street parking regulations contained in Section 17.03.315(H) shall be enforceable only following the provision of a form parking pass, as such parking pass is required by Section 17.03.315(H), by the City; and
6. The enforcement provisions of Section 17.315(L) and (M) shall be enforceable only following the provision by the City of an on-call service provider as set forth in Section 17.03.315(C).

PASSED, APPROVED AND ADOPTED this 10<sup>th</sup> day of December 2007.

AYES: Harris, Herrick, Jahn, Karp, Mulvihill  
NOES: None  
ABSENT: None  
ABSTAIN: None

December 10, 2007

Date

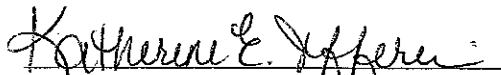


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Rick Herrick, Mayor


ATTEST:

REVIEWED AND APPROVED:



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Katherine E. Jefferies, *CMC*  
City Clerk



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Stephen P. Deutsch  
Best Best & Krieger LLP  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO ) ss  
CITY OF BIG BEAR LAKE        )


I, Katherine E. Jefferies, City Clerk of the City of Big Bear Lake do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 2007-375 is a full, true and correct original of Ordinance No. 2007-375 of the said City of Big Bear Lake, California, entitled:

AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADOPTING AN ORDINANCE AMENDING CHAPTER 17.03 (GENERAL PROVISIONS) OF THE BIG BEAR LAKE DEVELOPMENT CODE BY ADDING SECTION 17.03 315 (ENFORCEMENT OF TRANSIENT PRIVATE HOME RENTAL PROVISIONS) RELATING TO THE ENFORCEMENT OF TRANSIENT PRIVATE HOME RENTAL REGULATIONS

was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council on the 10<sup>th</sup> day of December, 2007, and that the same was so passed and adopted by the following vote:

AYES:	Harris, Herrick, Jahn, Karp, Mulvihill
NOES:	None
ABSENT:	None
ABSTAIN:	None

I do hereby further certify that pursuant to the provisions of Section 36933 of the Government Code of the State of California that the foregoing Ordinance No. 2007-375 was duly and regularly published according to law and the order of the City Council and circulated within said City.

  
Katherine E. Jefferies, CMC  
City Clerk