

Contact Information

Neighborhood Council: Eagle Rock Neighborhood Council

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Date of NC Board Action: 05/05/2015

Type of NC Board Action: For

Impact Information

Date: 05/25/2015

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0593

Agenda Date:

Item Number:

Brief Summary: While Short Term Rentals (STRs) increase economic activity in the city of Los Angeles, they are a new addition to the planning and regulatory landscape. L.A. cannot afford to ignore the phenomenon, and hope existing codes, staff, and practices will serve to adapt this growing industry to the unique needs of our city. Please see the attachment for the ERNC recommendation.

Additional Information: ERNC recommendations include:

Work with Neighborhood Councils to create an Ordinance for the legal operation of STRs.

Require that owners of STRs in residential neighborhoods live on-site (vacation rentals would be allowed).

Enact an immediate Interim Control Ordinance (ICO) to provide basic regulations and collection of taxes and fees. We oppose any neighborhood-specific ICOs.

**EAGLE ROCK
NEIGHBORHOOD COUNCIL**

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**ERNC RESOLUTION
CF #14-0593 and CF #14-1635**

May 25, 2015

We declare that on May 5, 2015, a Brown Act noticed public meeting was held by the Eagle Rock Neighborhood Council (ERNC) at which a quorum was present, and the following motion was passed unanimously:

Regarding Council files 14-0593 and 14-1635:

While Short Term Rentals (STRs) increase economic activity in the city of Los Angeles, they are a new addition to the planning and regulatory landscape. L.A. cannot afford to ignore the phenomenon, and hope existing codes, staff, and practices will serve to adapt this growing industry to the unique needs of our city.

Therefore, the ERNC recommends that the City of Los Angeles:

- **Work with Neighborhood Councils to create an Ordinance for the legal operation of STRs.**
- **Research and adapt the best practices of San Francisco, Portland, New York and other major American cities to develop the most effective controls/enforcement processes to shape and grow the STR industry in Los Angeles, while protecting quality of life in Los Angeles' residential neighborhoods.**
- **Prohibit conversion to STRs of long-term rental unit stock, especially low-income units, to ensure the socio-economic diversity that makes for healthy neighborhoods.**
- **Prohibit a concentration of STRs in any residentially-zoned neighborhood, and consider prohibiting STRs in certain residential zones.**
- **Require that owners of STRs in residentially-zoned neighborhoods live on-site. This means that the STR must be the owner's primary residential address, and the owner must provide proof that they physically inhabit the residence. This requirement would not prevent the owner from using the address as an STR when out of town. The standard(s) of proof for inhabitation, and the maximum amount of time allowed for out-of-town use, will be set by the new STR Ordinance.**
- **Create a dedicated oversight entity, funded by STR-related taxes and fees.**
- **Enact an immediate, city-wide Interim Control Ordinance (ICO) to provide basic regulations/controls and collection of STR-related taxes and fees. We oppose any neighborhood-specific ICOs.**

Respectfully,

David Greene
President, Eagle Rock Neighborhood Council

cc: Office of Council Member José Huizar