

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the proposed Home-Sharing Ordinance.

Recommendations for Council action:

1. INSTRUCT the Department of City Planning to amend the proposed Ordinance as follows:
 - a. 120-day Citywide Cap.
 - b. Adopt the framework that allows qualified hosts to participate in home sharing above 120 days via an administrative process that includes:
 - i. Neighbor notification to abutting property owners/occupants, including an outline of a complaint process.
 - ii. Host must have had a home sharing permit/registration for at least six months or have hosted for at least 60 days.
 - iii. Two-strike verified citation policy from an enforcement agency of the City of Los Angeles (Administrative Citation Enforcement, Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department and Los Angeles Fire Department); if host has only one citation, it must be cleared to participate in the administrative approval.
 - c. Allow hosts to participate in home sharing above 120 days via a discretionary review process in the event that an administrative approval is denied.
 - d. Eliminate conversion by Transient Occupancy Residential Structures.
 - e. Annual renewal for all home sharing permits, including by-right, administrative and discretionary.
 - f. Landlord opt-out provision.
 - g. Per night surcharge to help offset cost of enforcement and compliance.
 - h. Enforcement enhancements to be included:
 - i. 24-hour/seven-days a week staffed hotline to receive complaints
 - ii. Real-time outreach to hosts to resolve issues.
 - iii. Web-based registration, renewal process.
 - iv. Establish task force for coordination between City agencies.

- i. Platform Agreement, including:
 - i. Actively remove listings that violate Home-Sharing Ordinance.
 - ii. Designate an employee or representative to respond to enforcement issues and coordinate sharing of information.
 - iii. Provide the City in electronic format, relevant information needed by the City to conduct enforcement.
 - iv. Abide by regulation of Transient Occupancy Tax (TOT) Ordinance.
 - v. Set aside ten percent of TOT and distribute equally Citywide to the General City Purpose Fund.

2. REFER the matter back to the Los Angeles City Planning Commission for consideration.

Applicant: City of Los Angeles

Case No. CPC-2016-1243-CA

Environmental No. ENV-2016-1277-ND

Fiscal Impact Statement: None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: Downtown Los Angeles Neighborhood Council; Mar Vista Neighborhood Council; Sunland - Tujunga Neighborhood Council; West Hills Neighborhood Council.

For, if amended: Los Feliz Neighborhood Council; South Robertson Neighborhood Council; Westwood Neighborhood Council; Venice Neighborhood Council; Del Rey Neighborhood Council; Greater Valley Glen Neighborhood Council.

Against: Bel Air - Beverly Crest Neighborhood Council; Brentwood Neighborhood Council; Encino Neighborhood Council; Glassell Park Neighborhood Council; Neighborhood Council of Westchester - Playa Del Rey; Pacific Palisades Neighborhood Council; Rampart Village Neighborhood Council.

Against, unless amended: Central Hollywood Neighborhood Council; Westside Neighborhood Council.

Summary:

At a regular meeting held on April 10, 2018, the PLUM Committee considered the matter

regarding the Home Sharing Ordinance. Staff from the DCP provided the Committee with an overview of their most recent report of the options for a discretionary review process, a Citywide cap, an opt-out provision, feasibility of a pass-through surcharge to cover administrative and enforcement costs, and amendments to environmental clearance documents. The Committee members asked additional questions and presented further recommendations. After an in depth discussion, and the opportunity for public comment, the Committee recommended with an instruction for the DCP to amend the proposed Ordinance, as discussed, and to report back on further questions asked by the Committee members. The matter of the proposed Ordinance is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER:</u> | <u>VOTE:</u> |
|----------------|--------------|
| HUIZAR | YES |
| HARRIS-DAWSON | YES |
| ENGLANDER | YES |
| BLUMENFIELD | YES |
| PRICE | YES |

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-