

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPE
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to the
Council File Nos. **14-1635-S2**

City of Los Angeles

CALIFORNIA



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BRIAN WALTERS
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February 8, 2018

Vince Bertoni
Director of Planning
Attention: Kevin J. Keller
Matthew Glesne

Richard H. Llewellyn Jr.
Interim City Administrative Officer
Attention: Aurora Abracia
Claudia Aguilar

REQUEST FOR REPORT BACK

On February 6, 2018, the Planning and Land Use Management (PLUM) Committee considered the following: Negative Declaration and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission relative to a proposed ordinance, referred to as the proposed Home Sharing Ordinance, as amended by the Housing Committee on December 7, 2016, amending the Los Angeles Municipal Code and the Los Angeles Administrative Code for the purpose of imposing regulations to permit sharing of primary residences, except units regulated by the Rent Stabilization Ordinance, and directing Transient Occupancy Taxes derived from Home Sharing to the Affordable Housing Trust Fund and a new Short-Term Rental Enforcement Trust Fund, and Department of City Planning (DCP) report relative to additional policy considerations.

During the discussion, the PLUM Committee continued the matter and instructed the DCP, to report back in 30 days on the following:

1. a general framework and review process that would allow qualified hosts to participate in home sharing above the citywide cap, whereby the general framework should include review process options that address: identifying the appropriate department and decision maker; application filing fees; public hearing requirements, including neighbor notification parameters; appeal process provisions; and, non-compliance penalties, including appropriate fees and/or registration sanctions;
2. options for neighbor sign-off as part of the discretionary process to allow qualified hosts to participate in home sharing above the citywide cap; and,
3. a lower overall cap for home sharing of 120 days, by which this change would only occur if a discretionary process is included allowing a mechanism to go above the citywide cap.

The PLUM Committee also instructed the DCP to include language in the proposed ordinance related to an opt-out provision for property owners to identify their properties as not available for short-term rentals and preclude registration.

In addition, the PLUM Committee instructed the DCP to prepare, as needed, any amendments to the associated environmental clearance document.

Furthermore, the PLUM Committee instructed the DCP, with the assistance of the City Administrative Officer, to report back on the financial implications of imposing a pass-through surcharge to cover administrative and enforcement costs related to home sharing, and how this would impact the portion of the Transient Occupancy Tax currently proposed to be used for this purpose.

Please prepare a written response as requested by the PLUM Committee. In your response, please reference Council file No. 14-1635-S2. When this matter is scheduled for Committee consideration, your attendance, or that of your designee, is respectfully requested. If you have questions, please contact me at (213) 978-1074 or zina.cheng@lacity.org.

Thank you,

Zina Cheng
Deputy City Clerk
Planning and Land Use Management Committee