

**PLANNING DEPARTMENT TRANSMITTAL
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CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICTS:
CF 14-1635-S2	ENV-2016-1277-ND	All
PROJECT ADDRESS:		
Citywide		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
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NOTES / INSTRUCTION(S):	
<p>SUPPLEMENTAL ANALYSIS RELATIVE TO NEGATIVE DECLARATION (ENV-2016-1277- ND).</p>	
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams Commission Executive Assistant	12/11/2018

DEPARTMENT OF
CITY PLANNING

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December 10, 2018

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Honorable Members:

SUPPLEMENTAL ANALYSIS RELATIVE TO NEGATIVE DECLARATION (ENV-2016-1277-ND) PREPARED FOR PROPOSED HOME-SHARING ORDINANCE; CF 14-1635-S2; 14-1635-S3

Enclosed is additional communication relative to your consideration of the Negative Declaration prepared by the Department of City Planning to evaluate the potential environmental impacts associated with the Proposed Home-Sharing Ordinance.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

KEVIN J. KELLER, AICP
Executive Officer

VPB:KJK:AV:MG:ch

Enclosures: Supplemental Analysis

Supplemental Environmental Analysis, Home-Sharing Ordinance

This supplemental analysis to the Negative Declaration (ND) prepared for the proposed Home-Sharing Ordinance is provided to clarify the analysis conducted as it relates to changes made to the Proposed Project subsequent to publication of the ND on August 30, 2018. The supplemental analysis does not substantially revise or cause the need for a substantial revision to the ND under CEQA Section 15073.5(b). Therefore, recirculation is not necessary. The supplemental analysis provided does not change any of the conclusions presented in the ND, but rather clarifies and provides additional relevant information.

Accessory Dwelling Units

On September 13, 2018, the City Planning Commission (CPC) considered the Proposed Project and recommended that the City Council adopt the ordinance, as amended. At that time, the CPC amended the Proposed Ordinance to provide a narrow exception from the requirement that a unit be host's primary residence in order to be used from home-sharing. That exception allows an Accessory Dwelling Unit (ADU) that was permitted prior to January 1, 2017 to be used for home-sharing, regardless of the primary residence requirement. It is estimated that the majority of the ADUs that could become eligible for home-sharing under this amendment would be located on the same property as the host's primary residence (i.e. the primary home would be the host's primary residence).

This change does not materially affect the methodology and assumptions presented in the ND, nor does it have the potential to result in new significant environmental impacts. Based on historical data of ADU permits (see Table 1) it is estimated that the number of properties that may become eligible for home-sharing under this amendment is likely to be extremely minor in comparison to the overall number of primary residences that could be used for home-sharing.

New State regulations providing for streamlined development of ADUs became effective on January 1, 2017. Prior to that date, regulations in the Los Angeles Municipal Code made it difficult to build an ADU in the City. While comprehensive data is not available on the total number of ADUs that existed prior to 2017, information on the number of permits issued from 2013 to the end of 2016 shows that only 421 ADUs received a Certificate of Occupancy.

Table 1. Accessory Dwelling Unit Permits Issued, 2013-2016

Building Permit Issuance Year	Certificate of Occupancy	No Certificate of Occupancy	All
2013	67	17	84
2014	100	28	128
2015	183	43	226
2016	71	46	117
Total	421	134	555

It is not possible to provide a precise estimate of how many of these pre-existing ADUs may be used for home-sharing; however, it is anticipated to be a very small fraction. As explained in the ND, less than one percent of the City's total housing units are estimated to be used for Home-Sharing today. The estimated 6,000-10,000 housing units used for short-term rental activity is anticipated to decline by approximately 20% to 40% as a result of implementation and enforcement of the Proposed Ordinance. Given the small fraction of ADUs expected to be used for home-sharing, and further given the overall anticipated reduction in short-term rental activity, it is reasonable to conclude that a very small number of additional ADUs would become eligible for home-sharing, and any effect of this amendment would be *de minimus*.

The City reasonably expects that, regardless of this amendment, the Proposed Ordinance will result in an overall reduction in short-term rental activity. For this reason, there is no change to the conclusion in the ND that the Proposed Ordinance will not have a significant effect on the environment.