



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Fwd: Proposed Home Sharing Ordinance CF14-1635-S2, S3 -OPPOSE

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To: Sharon Dickinson <sharon.dickinson@lacity.org>

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## HOMEOWNERS OF ENCINO

"Serving the Homeowners of Encino since 1983"

<https://homeownersofencino.wordpress.com/>

<https://www.facebook.com/Encinohome>

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Date: April 23, 2018

Los Angeles City Council – Housing Committee  
COUNCILMEMBER GILBERT A. CEDILLO, CHAIR  
COUNCILMEMBER PAUL KREKORIAN  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON

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Subject: Proposed Home Sharing Ordinance CF14-1635-S2, S3

Homeowners of Encino (HOME) **opposes** the latest version of the Home Sharing Ordinance forwarded by the City Planning Commission. It is essential that the final version of the ordinance be revised to include the key provisions listed below to protect residential neighborhoods. Without changes, the City Council's heavy hand of government will make a wholesale conversion of quiet neighborhoods into uncontrolled commercial hotel and fast-turnover public accommodation zones.

City Council members must be aware that the proposed Home Sharing Ordinance is a slippery slope. Supporters of free market home sharing base their principle justification on the need to open quiet residential neighborhoods to commercialization in order to provide badly needed personal income. But where will this end? What comes next -- small auto repair shops, boutique retailers, light manufacturing or parking lots in quiet residential neighborhoods to make a buck? Ask yourselves -- how will the City Council respond to the next plea to destroy the zoning code? Permitting short term rentals is a huge step in trashing long established and necessary zoning protections.

It is essential that the protective conditions below be included in the final ordinance:

1. Only the person's home may be rented.
2. The primary resident must reside in the home -- investment property is not subject to short tem rental.
3. Rent controlled units may not be vacated and converted to a short tem rental.
4. The property may only be rented a maximum of 90 days per year -- the initial Planning Dept. recommendation of was 90 days.
5. The property must be registered and a fee and appropriate taxes paid to the City.

6. Short term rental tax revenues shall not go into the General Fund, instead revenues shall be used exclusively for enforcement of the ordinance, and surplus revenues shall go to the Affordable Housing Trust Fund and not for administrative fees and costs associated with permitting.
7. Entry fees for a party, an art exhibit, etc. are not permitted.
8. Notification and copy of application submitted for short term rentals shall be provided to property owners within 500 feet of the short term rental property that is consistent with the Ordinance Regulating Party Houses.
9. Neighborhood Councils must be notified of requests and published listings maintained and circulated similar to the early notification reports
10. Short-term rentals should be related to the overall vacancy levels in the City. Extremely low vacancy factors will limit the number of short term rentals allowed, or shorter terms rather than longer number of days per year.
11. Requirement of proof of primary residence and liability insurance for the specific use.
12. Non-residential or commercial uses are not permitted.
13. There should be a private right of action available to property owners adversely affected by short term rentals.
14. The cap on the number of nights that a room can be rented each year shall have with no provision for a CUP or other process for individual hosts to receive permission to exceed the annual cap.
15. Short-term rentals must explicitly abide by the Unruh Civil Rights Act that specifically outlaws discrimination in housing and public accommodations based on sex, race, color, religion, ancestry, national origin, mental or physical disability, age, medical condition, genetic information, marital status, or sexual orientation.
16. The ordinance should include a clause to periodically evaluate the program's effectiveness as well as a sunset clause.

The City Council must tread lightly in order to not convert residential dwellings into hotels and motels with few of the health, safety, fire protections and housing and public accommodations regulations applicable to hotels.

Cordially yours,



Gerald A. Silver  
President, Homeowners of Encino



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