


**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: June 8, 2015

TO: Honorable Members of the Rules, Elections and the Intergovernmental Relations Committee

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No. 15-0002-S56
Assignment No. 15-06-0453

SUBJECT: Resolution (Bonin-Wesson) to SUPPORT SB 593 (McGuire), which would allow for the regulation of Online Vacation Rental Businesses by ensuring local control.

CLA RECOMMENDATION: Adopt Resolution (Bonin-Wesson) to include in the City's 2015-16 State Legislative Program SUPPORT to SB 593 (McGuire), the *Thriving Communities and Sharing Economy Act*, which allows for the regulation of Online Vacation Rental Businesses by ensuring local control.

SUMMARY

On May 29, 2015, a Resolution (Bonin-Wesson) was introduced to support SB 593 (McGuire), which would allow for the regulation of online vacation rental businesses by ensuring local control, for the following reasons:

- There is a lack of formal regulatory framework for online vacation rental businesses, which has detrimentally impacted the quality of life in many neighborhoods citywide, and this has resulted in this segment of the 'sharing economy' a largely underground economy.
- Enactment into law of SB 593 will protect against degradation of neighborhoods, and also help retain desperately needed affordable housing units.
- Enactment into law of SB 593 will require owners of online vacation rental businesses (i.e. Airbnb), to report quarterly to cities, counties, or city and county, information regarding the addresses, how often the residential units are rented and the amount paid, and ensure the collection of Transient Occupancy Taxes (TOT) owed to municipalities.
- The information collected will not include personal data such as renters' names.
- SB 593 prohibits the rental of short term rentals if its use is prohibited by an ordinance of the city, county, or city and county where the residential unit is located, and to require the payment to the city, county or city and county of the applicable local transient occupancy tax.
- SB 593 will allow fines to be levied for not providing the quarterly reports as follows: \$1,000 for the first failure; \$2,000 for the second failure; and \$5,000 for the third and subsequent failures, after the city, county, or city and county have given written notice to the operator to provide the report within 30 days of receiving the written notice, and the operator failed to provide the report within that period.
- SB 593 will allow a city, county, or city and county, by ordinance, to establish a fine or penalty on an operator for knowingly violating the mandates of the legislation.

BACKGROUND

Land use and short term rentals:

The city's Municipal Code (Section 12.03) defines 'short term rentals' to include any portion of residential buildings that are designed or used for occupancy for a period of 30 consecutive calendar day or less, '*Transient Occupancy Residential Structure*' (Ordinance No. 167689). The definition of 'short term rentals' applies to distinct uses such as, hotels or motels, residential buildings, including single family dwellings.

In a Memorandum to the Council dated March 19, 2014, the Planning Department explains the restrictions governing 'short term rentals' and zoning controls, and notes that they are disallowed in single family residential zones and lower density multi-family residential zones, as well as the lower intensity 'mixed use zone', the residential accessory services zone (RAS3).

Enactment into law of SB 593 will enable the city to *enforce existing rules* prohibiting renting out rooms or an entire home for *less than 30 days* in single family zones and in the lower intensity mixed use zone, once the online vacation rental businesses provide the list with the rental addresses.

Short term rentals, however, are allowed in commercial zones, the RAS4 residential accessory services zone; and the higher density multi-family residential zones, the R4 and R5 residential zones. In some instances, short term rentals are allowed with the issuance of a conditional use permit.

Affordable housing impact on city neighborhoods:

As noted in the CLA report adopted by the Council in opposition to AB 1220 (Harper), Council File No. 15-0002-S31, which sought to exempt short term rental operators from payment of Transient Occupancy Taxes, the following nine neighborhoods in the city are reported to be the epicenter of short term rental locations, the same neighborhoods with very tight housing vacancy rates:

- ▶ Venice; Downtown; Miracle Mile; Hollywood; Hollywood Hills; Echo Park; Silver Lake; Mar Vista; and Los Feliz.
- ▶ The city has been experiencing for many years a shortage in the supply of affordable housing, and now it is the most unaffordable city in the nation, where 50% of its residents spend more than the recommended 30 percent of income on rent or mortgage payments.

Policy and short term rentals:

The Council has adopted various Motions to gain an understanding of the mechanism of short term rentals, and how they can be regulated as denoted by the following actions:

1. On May 6, 2015, the Council adopted a Resolution to oppose AB 1220 (Harper) that would exempt cities and counties, including charter cities, from levying local hotel taxes (Transient Occupancy Taxes), on residential short term rentals, inasmuch as it undermines local land use control, and the principle of home rule.
2. On June 2, 2015 a Motion (Bonin-Wesson-Koretz) was referred to Planning & Land Use Management Committee directed the Planning Department, with the assistance of the City Attorney, in consultation with the Office of Finance and other relevant departments, to prepare and present an ordinance governing short-term rentals in the city.

3. On December 9, 2014, the Council directed the Office of Finance, in consultation with the City Attorney, to send a notice to each host on the Airbnb site and all similar sites, to inform the hosts of city laws regarding temporary occupancy (Council File No. 14-0600-S89).
4. On August 27, 2014, the Council directed various city departments, and the City Administrative Officer, as lead, to prepare a comprehensive report on the so-called 'sharing economy' and its impacts on the city. The report requested information that denotes its positive and negative impacts, as well as information regarding *non-owner occupied operators* (Council File No. 14-0593).
5. On December 2, 2014, a Motion (Bonin-Wesson-Huizar) was introduced and referred to Committee(s) directing the City Administrative Officer, as lead, with the assistance of the Chief Legislative Analyst, City Attorney, and various city departments, to prepare a report that reviews shorts term room and home rental regulations (Council File No. 14-1635).

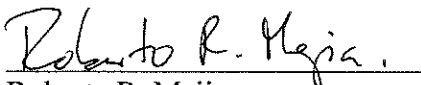
The various requested reports are forthcoming and will be vetted in committee. Inasmuch, as the concept of the 'sharing economy' covers various policy realms, such as but not limited to, transportation (Uber) and housing (Airbnb), the focus thus far has been on housing, inasmuch as it has attracted attention in the city, which is already experiencing an affordable housing shortage.

DEPARTMENTS NOTIFIED:

City Planning
City Attorney
Housing & Community Investment Department
City Administrative Officer

BILL STATUS:

2/27/15	Introduced
3/12/15	Referred to Committees on Transportation and Housing
4/22/15	Referred to Committee on Governance & Finance
5/14/15	Read second time and ordered to third reading.


Roberto R. Mejia
Analyst

- Attachments:
1. Resolution (Bonin-Wesson)
 2. SB 593 (Quirk)
 3. March 19, 2014 Planning Department Memorandum on Short Term Rentals
 4. Ordinance No. 167689, *Transient Occupancy Residential Structure*

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#54

For Tuesday June 2, 2015

RULES, ELECTIONS & INTERGOVERNMENTAL RELATIONS

July 16 A

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal government body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, Online Vacation Rental Businesses have become a major element of the new sharing economy and have proliferated at such a rate that local regulations have not been able to keep pace with this growing trend; and


WHEREAS, the lack of a formal regulatory framework for Online Vacation Rental Businesses has negatively impacted the quality of life in many of our neighborhoods and has resulted in this segment of the sharing economy becoming a largely underground economy; and

WHEREAS, SB 593 (McGuire) the Thriving Communities and Sharing Economy Act will empower local control by regulating Online Vacation Rental Businesses, uphold local ordinances that protect against the degradation of neighborhoods, and also help retain desperately needed affordable housing units; and

WHEREAS, SB 593 will also require the owners of Online Vacation Rental Businesses to disclose information regarding how often the residential units are rented and the amount paid, which will not only bring this sharing economy into conformance with local laws, but will also ensure the collection of Transient Occupancy Taxes owed to municipalities that directly support neighborhood services;


NOW, THEREFORE BE IT RESOLVED, with the concurrence of the Mayor, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2015-16 State Legislative Program SUPPORT for SB 593 (McGuire) that would allow for the regulation of Online Vacation Rental Businesses by ensuring local control.

PRESENTED BY: 
MIKE BONIN
Councilmember, 11th District

SECONDED BY: 

REGINAL

MAY 29 2015



Office of the City Clerk, City of Los Angeles

This report was generated by the Council File Management System on 06/03/2015

Council File Number
15-0002-S56

Title
SB 593 (McGuire) / Regulation of Online Vacation Rental Businesses

Last Change Date	Expiration Date
06/03/2015	05/29/2017

Pending in committee
Rules, Elections and Intergovernmental Relations Committee

Mover	Second
MIKE BONIN	HERB WESSON, JR.

Action History for Council File 15-0002-S56

Date	Activity
06/03/2015	Council .
06/02/2015	Council referred item to Rules, Elections and Intergovernmental Relations Committee.
05/29/2015	City Clerk scheduled item for Council on June 3, 2015 .
05/29/2015	Resolution referred to Council .

AMENDED IN SENATE MAY 6, 2015
AMENDED IN SENATE APRIL 29, 2015
AMENDED IN SENATE APRIL 6, 2015

SENATE BILL

No. 593

Introduced by Senator McGuire
(Coauthor: Senator Leno)

February 27, 2015

An act to add Article 12 (commencing with Section 53170) to Chapter 1 of Part 1 of Division 2 of Title 5 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

SB 593, as amended, McGuire. Residential units for tourist or transient use: hosting platforms.

The California Constitution authorizes a county or city to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.

This bill would require an operator of a hosting platform, as defined, to report specified information quarterly to the city, county, or city and county. The bill would authorize a city, county, or city and county, by ordinance, to opt out from receiving reports and to subsequently opt back in, with 90 days' advance notice of that ordinance to the operator of a hosting platform and to impose a fine or penalty on an operator that fails to provide the report, as specified. The bill would prohibit an operator of a hosting platform from facilitating the rental of a residential unit offered for occupancy for tourist or transient use, if such a use of that residential unit, or the offering of that residential unit for such a use, is prohibited by an ordinance of the city, county, or city and county

in which that residential unit is located. The bill would authorize a city, county, or city and county, by ordinance, to establish a fine or penalty on an operator of a hosting platform, as specified, for a knowing violation of this provision. The bill would authorize a city, county, or city and county to require an operator of a hosting platform to collect and remit applicable local transient occupancy tax.

~~This bill would also require the operator of a hosting platform to disclose specified information regarding insurance coverage in the hosting platform agreement with an offeror.~~

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Article 12 (commencing with Section 53170) is
2 added to Chapter 1 of Part 1 of Division 2 of Title 5 of the
3 Government Code, to read:

4
5 Article 12. Thriving Communities and Sharing Economy Act

6
7 53170. This article shall be known, and may be cited, as the
8 Thriving Communities and Sharing Economy Act.

9 53171. (a) For purposes of this article:

10 (1) "Hosting platform" means a marketplace that is created for
11 the primary purpose of facilitating the rental of a residential unit
12 offered for occupancy for tourist or transient use for compensation
13 to the offeror of that unit, and the operator of the hosting platform
14 derives revenues, including booking fees or advertising revenues,
15 from providing or maintaining that marketplace. "Facilitating"
16 includes, but is not limited to, the act of allowing the offeror of
17 the residential unit to offer or advertise the residential unit on the
18 Internet Web site provided or maintained by the operator.

19 (2) "Offeror" includes an owner or lessee of a residential unit.

20 (3) "Residential unit" means a dwelling unit in a private
21 residence, including a single-family residence, an apartment or
22 other leased premises, a residential condominium unit, or any other
23 residential real estate improvement. "Residential unit" does not
24 include individual guest rooms, condominium units, timeshare
25 units, cabins, or similar guest accommodations rented to transient
26 guests in a hotel, inn, or similar transient lodging establishment

1 operated by an innkeeper, as defined in subdivision (a) of Section
2 1865 of the Civil Code.

3 (b) (1) Except as provided in paragraph (2), the operator of a
4 hosting platform shall report quarterly to the city, county, or city
5 and county all of the following information:

6 ✓(A) The address of each residential unit that was offered on the
7 operator's hosting platform for occupancy for tourist or transient
8 use and was occupied for that use during that quarterly period.

9 ✓(B) The total number of nights that the residential unit was
10 occupied for tourist or transient use.

11 ✓(C) The amounts paid for the occupancy of that residential unit.

12 (2) A city, county, or city and county may, by ordinance, opt
13 out from receiving reports from an operator of a hosting platform
14 under paragraph (1) at any time and, subsequently, may, by
15 ordinance, opt back in to receive the reports. A city, county, or
16 city and county shall provide the operator of a hosting platform
17 with 90 days' advance notice of an ordinance adopted under this
18 paragraph.

19 (3) A city, county, or city and county may, by ordinance,
20 establish a fine or penalty on an operator of a hosting platform that
21 fails to provide a report required pursuant to this subdivision not
22 to exceed the amount of one thousand dollars (\$1,000) for the first
23 failure, two thousand dollars (\$2,000) for the second failure, and
24 five thousand dollars (\$5,000) for a third or subsequent failure, to
25 be imposed after the city, county, or city and county has provided
26 written notice to the operator of the failure, has given the operator
27 an opportunity to provide the report within 30 days of receiving
28 the written notice, and the operator failed to provide the report
29 within that period.

30 (4) Any civil fines or penalties shall be paid to the city, county,
31 or city and county that established the fine or penalty.

32 (c) (1) An operator of a hosting platform shall not facilitate the
33 rental of a residential unit offered for occupancy for tourist or
34 transient use if such a use of that residential unit, or the offering
35 of that residential unit for such a use, is prohibited by an ordinance
36 of the city, county, or city and county in which that residential unit
37 is located.

38 (2) A city, county, or city and county may, by ordinance,
39 establish a civil fine or penalty on an operator of a hosting platform
40 that knowingly violates this subdivision not to exceed the amount

1 of one thousand dollars (\$1,000) per day for the first violation,
2 two thousand dollars (\$2,000) per day for a second violation, and
3 five thousand dollars (\$5,000) per day for a third or subsequent
4 violation. An operator of a hosting platform shall be deemed to
5 have knowingly violated this subdivision if a city, county, or city
6 and county has previously provided the operator with a copy,
7 including a copy in electronic form, of its ordinance prohibiting
8 the use of a residential unit located within its boundaries for
9 occupancy for tourist or transient use, or the offering of that unit
10 for such a use, has given written notice of a known violation to
11 the operator, has given the operator an opportunity to cease
12 facilitating the rental of that residential unit within 30 days of
13 receiving the written notice, and the operator failed to cease within
14 that period.

15 (3) Any civil fines or penalties shall be paid to the city, county,
16 or city and county that established the fine or penalty.

17 (d) A city, county, or city and county may require the operator
18 of a hosting platform to collect applicable transient occupancy tax
19 imposed by that local agency, and to remit that tax to that agency.

20 ~~53172. An operator of a hosting platform shall disclose the~~
21 ~~following in the hosting platform agreement with an offeror:~~

22 ~~(a) That an offeror should review his or her home or renter's~~
23 ~~insurance policy to ensure that there is appropriate insurance~~
24 ~~coverage in the event that a person sustains an injury or loss on~~
25 ~~the offeror's property, a person damages or causes loss to an~~
26 ~~offeror's personal or real property, or a claim or lawsuit is made~~
27 ~~against the offeror or otherwise arises out of activities related to~~
28 ~~the hosting platform. If an offeror does not have the appropriate~~
29 ~~insurance coverage, the operator of the hosting platform shall~~
30 ~~encourage the offeror to obtain the appropriate insurance coverage~~
31 ~~protection.~~

32 ~~(b) If the operator of the hosting platform provides insurance~~
33 ~~coverage, that the insurance coverage is provided and the limits~~
34 ~~of liability. If the insurance provided by the operator of the hosting~~
35 ~~platform is excess, secondary, or contingent upon an offeror's~~
36 ~~home or rental insurance, the operator of the hosting platform shall~~
37 ~~explicitly explain to the offeror when the offeror's insurance is~~

- 1 primary or first in line to cover liabilities arising out of the activities
- 2 relating to the hosting platform.

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COMPLETE BILL HISTORY

BILL NUMBER : S.B. No. 593
AUTHOR : McGuire
TOPIC : Residential units for tourist or transient use: hosting
platforms.

TYPE OF BILL :

Active
Non-Urgency
Non-Appropriations
Majority Vote Required
Non-State-Mandated Local Program
Non-Fiscal
Non-Tax Levy

BILL HISTORY

2015

May 14 Read second time. Ordered to third reading.
May 13 From committee: Do pass. (Ayes 4. Noes 2. Page 982.) (May 13).
May 7 Set for hearing May 13.
May 6 From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.
May 5 May 6 hearing postponed by committee.
Apr. 29 From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.
Apr. 24 Set for hearing May 6.
Apr. 22 Re-referred to Com. on GOV. & F.
Apr. 22 From committee: Do pass and re-refer to Com. on RLS. (Ayes 8. Noes 0. Page 732.) (April 21). Re-referred to Com. on RLS.
Apr. 9 Set for hearing April 21.
Apr. 6 From committee with author's amendments. Read second time and amended. Re-referred to Com. on T. & H. (Corrected April 10).
Mar. 12 Referred to Com. on T. & H.
Mar. 2 Read first time.
Mar. 2 From printer. May be acted upon on or after April 1.
Feb. 27 Introduced. To Com. on RLS. for assignment. To print.

CURRENT BILL STATUS

MEASURE : S.B. No. 593
AUTHOR(S) : McGuire (Coauthor: Senator Leno).
TOPIC : Residential units for tourist or transient use: hosting
platforms.
HOUSE LOCATION : SEN
+LAST AMENDED DATE : 05/06/2015

TYPE OF BILL :

Active
Non-Urgency
Non-Appropriations
Majority Vote Required
Non-State-Mandated Local Program
Non-Fiscal
Non-Tax Levy

LAST HIST. ACT. DATE: 05/14/2015
LAST HIST. ACTION : Read second time. Ordered to third reading.
FILE : SEN THIRD READING
FILE DATE : 06/02/2015
ITEM : 91

COMM. LOCATION : SEN GOVERNANCE AND FINANCE
COMM. ACTION DATE : 05/13/2015
COMM. ACTION : Do pass.
COMM. VOTE SUMMARY : Ayes: 04 Noes: 02 PASS

TITLE : An act to add Article 12 (commencing with Section 53170)
to Chapter 1 of Part 1 of Division 2 of Title 5 of the
Government Code, relating to local government.



EXECUTIVE OFFICE

City Hall • 200 N. Spring Street, Room 525 • Los Angeles, CA 90012



March 19, 2014

To: Council Offices
Other Interested Parties

From: Alan Bell, AICP *AB*
Deputy Director of Planning

Subject: Short-Term Rentals

This memorandum answers frequently asked questions about how the zoning laws in effect today regulate short-term rentals in the City of Los Angeles.

1. What is a short-term rental?

In Los Angeles, short-term rentals include all or any portion of residential buildings that are designed or used for occupancy for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. While this definition typically applies to hotels or motels, it also applies to any other residential buildings (including one-family dwellings) that are designed or used for occupancy of 30 or fewer days.

2. Where are short-term rentals allowed?

Short-term rentals may be allowed in commercial zones; the RAS4 residential accessory services zone; and the R4 and R5 higher-density multi-family residential zones. The rules governing short-term rentals in these zones are complex. In some cases, short-term rentals are allowed with a Conditional Use Permit. In other cases, no Conditional Use Permit is required. Areas governed by specific plans, overlay zones or other specially zoned areas may have different rules.

3. Where are short-term rentals prohibited?

Short-term rentals are prohibited in agricultural zones; the R1 and other single-family residential zones; the R2, RD and R3 lower-density multi-family residential zones; and the RAS3 residential accessory services zone. Areas governed by specific plans, overlay zones or other specially zoned areas may have different rules.

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ORDINANCE NO. 167689

An ordinance amending Sections 12.03, 12.12.2, 12.13, 12.13.5, and 12.24 of the Los Angeles Municipal Code to regulate the establishment of hostels and transient occupancy residential structures.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS

Section 1. Section 12.03 of the Los Angeles Municipal Code is hereby amended by adding the following definition in proper alphabetical sequence, to read:

Transient Occupancy Residential Structure - A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days.

Hostel - A one-family dwelling, boarding or rooming house, dormitory, apartment hotel or apartment house which is advertised as a hostel or which is listed with any recognized national or

NEW

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3 international hostel organization.
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5 Sec. 2. Paragraph (d) of Subdivision 1 of Subsection
6 A or Section 12.12.2 of the Los Angeles Municipal Code is
7 hereby amended to read as follows:

8 (d) Hotels (including motels), Apartment
9 hotels, transient occupancy residential structures
10 or hostels when no portion of a structure proposed
11 to be used as a hotel (including a motel), apartment
12 hotel, transient occupancy residential structure or
13 hostel is located within 500 feet from any A or R
14 zone.

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16 Sec. 3. Subdivision 1.5 of Subsection A of Section
17 12.13 of the Los Angeles Municipal Code is hereby amended to
18 read as follows:

19 1.5 Hotels (including motels), apartment
20 hotels, transient occupancy residential structures,
21 or hostels when no portion of a structure proposed
22 to be used as a hotel (including a motel), apartment
23 hotel, transient occupancy residential structure or
24 hostel is located within 500 feet from any A or R
25 zone.

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27 Sec. 4. Subdivision 11 of Subsection A or Section
28 12.13.5 of the Los Angeles Municipal Code is hereby amended to

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read as follows:

11. Hotels (including motels), apartment hotels, transient occupancy residential structures or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, transient occupancy residential structures, or hostels is located within 500 feet from any A or R zone.

Sec. 5. Subdivision 7 is added to Subsection C of Section 12.23 of the Los Angeles Municipal Code to read as follows:

7. Discontinuance of nonconforming hostels and transient occupancy residential structures.

(a) Any hostel or transient occupancy residential structure to which the provisions of Sections 12.12.2 A, 1(d), 12.13A, 1.5, and 12.13.5A, 11 of this article are applicable, existing in or within 500 feet of an A or R zone on the effective date of this ordinance, shall be discontinued within 180 days unless the use has been made to comply with the limitations applicable to such use. However, upon a showing that substantial compliance with the limitations applicable to a particular use has been effected, the Director of Planning or

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3 his authorized representative may grant an
4 extension of time to complete the work
5 necessary to effect full compliance. No
6 extension so granted shall exceed 90 days in
7 duration nor shall more than one such extension
8 be granted with respect to any individual use.

9 The Director shall give notice of the
10 provisions of this subdivision to existing
11 hostels and transient occupancy residential
12 structures which the Director knows are not in
13 compliance with the provisions of this part.

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15 Sec. 6. Paragraph (t) of Subdivision 1 of Subsection
16 C of Section 12.24 of the Los Angeles Municipal Code is hereby
17 amended to read as follows:

18 (t) Hotels (including motels), apartment
19 hotels, transient occupancy residential structures,
20 or hostels in the CR, C1, C1.5, C2, C4, and C5 zones
21 when any portion of a structure proposed to be used
22 as a hotel (including a motel), apartment hotel,
23 transient occupancy residential structure or hostel
24 is located within 500 feet of any A or R zone.

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26 Sec. 7. Paragraph (j) of Subdivision 1.1 of
27 Subsection C of Section 12.24 of the Los Angeles Municipal Code
28 is hereby amended to read as follows:

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(j) Hotels, motels, apartment hotels transient occupancy residential structures, and hostels in the R4 or R5 Zones, unless expressly permitted by Sections 12.11 and 12.12 of this Code. In the R5 Zone, incidental business may be conducted, but only as a service to persons living therein, and provided that such business is conducted within the main building, that the entrance to the business is from the inside of he building and that no sign advertising such business is visible from outside the building. If the proposed use is to be established by the conversion of an existing apartment house, apartment hotel, or single family dwelling then, a relocation assistance plan shall be drawn up and approved in a manner consistent with Section 12.95.2.6

Sec. 8. To the extent feasible the Department of Building and Safety shall work with the City Clerk to identify any residential buildings which are used as transient occupancy apartment houses or hostels.

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o: 197531 FICMEITRNS-OCC. ORD-PC#3

Sec. 9. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of.....

ELIAS MARTINEZ, City Clerk,

By .. Raymond Scipio
Deputy.

Approved MAR 27 1992

Tom Bradley
Mayor.

Approved as to Form and Legality
MAR 11 1992

LAJ 414452 4/3

JAMES K. HAHN, City Attorney.

By Charles M. Hahn
Deputy.

File No. C.F. 88-1249

Pursuant to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission.....

City Clerk Form 23

MAR 4 1992
Madame S. Faber
Director of Planning