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CITY CLERK

—
SHANNON HOPPES
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
the Council File No. **14-1635-S2**

City of Los Angeles

CALIFORNIA



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November 8, 2018

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

Honorable Mike Feuer
City Attorney
Attention: Terry Kaufmann-Macias
Adrienne Khorasanee

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

REQUEST FOR FINAL ORDINANCE AND REPORT BACK

On November 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 Home-Sharing Ordinance, amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC) and creating a new Section 5.576 of the Los Angeles Administrative Code for the purpose of imposing regulations to permit sharing of one's primary residence for no more than 120 days a year, unless registered for Extended Home-Sharing, establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing, and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund.

During the discussion, the PLUM Committee continued the matter and requested the Office of the City Attorney to prepare the final Ordinance with the following amendments:

1. Revise LAMC 12.22 A.31(g)(3) to clarify that the enforcement of violations of the ordinance addressed through the Administrative Citation Enforcement (ACE) program may be served to the host and/or property owner through personal service or by mail, to read as follows:

(3) The ACE program in Article 1.2 of this Chapter may be utilized to issue administrative citations and fines pursuant to this Section. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the host and/or property owner shown on the County's last equalized property tax assessment roll;

2. Reinstate the prohibition of units subject to the Rent Stabilization Ordinance as a use not permitted in the Home-Sharing Ordinance;
3. Not move forward with a lengthy fee study that may further burden hosts and impede the City's enforcement goals; and,
4. Reduce application fees from \$1,100 to approximately \$850 for participants requesting to host beyond the stated 120-day limit.

The PLUM Committee also instructed the Department of City Planning (DCP) to report back by November 30, 2018, with options to further incentivize maximum participation and compliance by platforms, including those incentives that could be incorporated within platform sharing agreements; and, to engage platforms directly to identify the most appropriate set of incentives.

In addition, the PLUM Committee instructed the DCP to report back by November 30, 2018, with the assistance of the Offices of the City Attorney and the City Administrative Officer, with details regarding the web-based enforcement system, including all of the pertinent service components and an anticipated implementation timeline.

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