

Contact Information

Neighborhood Council: NC Westchester/Playa

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The Board approved this CIS by a vote of: Yea(19) Nay(0) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 08/01/2017

Type of NC Board Action: Against

Impact Information

Date: 09/27/2017

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-1635-S2

Agenda Date:

Item Number:

Summary: Given the geographic boundaries of the Neighborhood Council of Westchester/Playa—adjacent to LAX and to popular beach areas—our community is particularly and acutely impacted by the negative effect of Short Term Rentals on residential quality of life. And that's before this activity is formally legalized by City Ordinance.

Considering our geography, the current draft Ordinance will place an unfair burden on our community. And we can already correlate negative anecdotal stakeholder input with the number of AirBnB listings, thanks to data from InsideAirBnB.com. Their May 2, 2017, report of listings confirm

Venice has 2085 listings, with a total of 1582 (76%) offering “Entire Home” availability (where the primary resident is not on location to moderate AirBnB client behavior.)

Marina Del Rey

168 Listings

129 (77%) are Entire Home/Apartment Listings.

Westchester/Playa

415 Listings

251 (60%) are Entire Home/Apartment Listings.

Therefore, the Neighborhood Council of Westchester/Playa voted on August 1, 2017 to oppose the legalization of Short Term Rentals in the City of Los Angeles.

Should a Home Sharing Ordinance be implemented in Los Angeles, we request the parameters codified—at a minimum—protect the interests and quality of life of Westchester/Playa community stakeholders, given impacts will be higher in our area.

Finally, we ask the Council to carefully consider our requests regarding Enforcement and Maximum Number of Nights outlined in the attached letter, previously sent to Matthew Glesne of Planning Department dated August 1, 2017.



Neighborhood Council of Westchester Playa

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August 1, 2017

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Councilman - CD11
Los Angeles City Hall
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Los Angeles, CA 90012

Matthew Glesne
City Planner
Los Angeles Department of City Planning
200 N. Spring Street, 6th Floor.
Los Angeles, CA 90012

Dear Councilman Bonin and Mr. Glesne,

The Neighborhood Council of Westchester/Playa Board of Directors is writing to express its serious concern regarding the Home Sharing Ordinance currently under discussion.

Given our geographic location—adjacent to LAX and to popular beach areas—our community is particularly and acutely impacted. Therefore, any parameters of a Home Sharing Ordinance *at a minimum* must protect the interests and quality of life of Westchester/Playa community stakeholders.

On Tuesday, August 1, 2017, the Board of the Neighborhood Council of Westchester/Playa voted to approve the following Motion:

Motion to oppose Home Sharing in Los Angeles as commercial activity which degrades quality of life in residential neighborhoods.

Should Home Sharing Ordinance be approved for implementation in the City of Los Angeles, we request it be properly formulated, regulated and enforced—first and foremost—to protect residential quality of life.

To that end, we request the following issues be addressed:

1: Complete Enforcement Definition

- Despite two years of work formulating this Ordinance, and after prior requests from the Neighborhood Council of Westchester/Playa for information, there is not yet a clear explanation of what entity and procedure create the infrastructure for meaningful enforcement of the proposed Ordinance. Until this portion of the Ordinance is clearly detailed, we cannot support Home Sharing in Los Angeles.
- We are concerned that the enforcement mechanism currently in discussion (namely the ACE system) will not be Constitutional.

- In light of current, ineffective City enforcement of similar Housing-related Ordinances, we recommend Private Right of Action be included in the Ordinance as an alternative means of enforcement.

2: Limit Total # of Days

- To create stronger disincentives regarding the conversion of long term rentals into short term rentals, we request the cap on maximum number of days for Home Sharing be limited to 60 days.
- Based on information shared, we were led to believe the average occupancy to reach break-even Home Share rentals is 83 days of occupancy. Therefore, we believe the 90 day limit is too high and will inevitably increase the illegal conversion of long term rentals into short term.
- Looking to neighboring coastal communities for precedent, we note Manhattan Beach prohibits Home Sharing entirely, and Santa Monica limits Home Sharing to 60 days. Considering the significant coastline of this Neighborhood Council's geography, the current draft Ordinance will place a burden on our community.

As you can see from the above, this Neighborhood Council has consistently held that the draft definitions of the City's Home Sharing Ordinance are flawed and should be reconsidered before it is presented to City leadership for adoption.

Sincerely,

/s/ Cyndi Hench

Cyndi Hench
President

Cc
Tricia Keane - CD 11 Director of Land Use & Planning
Patricia Lyon - NCWP PLUC Chair