

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Bel Air-Beverly Crest Neighborhood Council

Name: Robin Greenberg

Phone Number: (310) 968-0605

Email: rgreenberg@babnc.org

The Board approved this CIS by a vote of: Yea(18) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/28/2021

Type of NC Board Action: For if Amended

Impact Information

Date: 05/04/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-0995

Agenda Date: 04/28/2021

Item Number: 25

Summary: The BABCNC held a Brown-Act publicly noticed meeting on 04/28/2021, and voted to submit a CIS to support or support if amended the Blumenfield/Ryu motion relative to having the City Attorney instruct the Department of City Planning, Building and Safety, and other relevant city agencies to report on the progress of implementing and enforcing the City's Short Term Rental ordinances and advise if more remedies are needed to ensure Short Term Rental companies and users abide by established law. WHEREAS the current ordinance requires hosts to be primary residents and this is often fraudulently claimed and is easily "proved" by the required documents WHEREAS the ordinance should require that any site that publishes listings or provides a means to reserve short-term rental must have a platform agreement, or hosts cannot list on that site WHEREAS most homeowners insurance doesn't cover home sharing activities and this is especially a problem in very high fire hazard severity zones where partying visitors could start a fire WHEREAS fines meted out have been at the extremely low end of what is allowed under the ordinance and there is no automatic communication of violations to Planning WHEREAS the ordinance is meant to allow only primary residences to be utilized as home sharing facilities, and whereas neighbors frequently find that absentee owners and absentee renters are granted home-sharing permits, BABCNC suggests that means for proving primary residency be restricted further, particularly as follows 1) Primary residence by owners can only be given to those homes recorded by the County Assessor as primary residences and 2) Landlord affidavits can only be used in conjunction with a method of confirmation by neighbors that the lessee resides in the home. BABCNC therefore advises that Short Term Rental companies and users abide by established law and we recommend that greater enforcement of existing remedies are implemented by the City Attorney.