

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: NC Westchester/Playa

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The Board approved this CIS by a vote of: Yea(18) Nay(0) Abstain(2) Ineligible(3) Recusal(0)

Date of NC Board Action: 10/1/2022

Type of NC Board Action: For if Amended

Impact Information

Date: 11/08/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-1635-S10

Agenda Date:

Item Number:

Summary: The Neighborhood Council of Westchester/Playa voted to approve, Council File: 14-1635-S10 to improve enforcement mechanisms for illegal short-term rentals subject to the Home Share Ordinance if Amended per attached letter.



Neighborhood Council of Westchester Playa

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email: inquiries@ncwpdr.org • www.ncwpdr.org



November 8, 2022

Sent Via CIS submission/attachment
TO: Los Angeles City Council and Committees

RE: Council File 14-1635-S10 Short-Term Rentals/Unpermitted/Non-Compliant Properties/Enforcement

Dear City Council and Committees:

In a Brown Act compliant regularly scheduled meeting on September 6, 2022, the Westchester/Playa Neighborhood Council voted to approve, Council File: 14-1635-S10 to improve enforcement mechanisms for illegal short-term rentals subject to the Home Share Ordinance.

This support is based on recommendations for new methods of enforcement, including:

- Following the AirBnB model and requiring all home share platforms to list certification numbers.
- Permitting home share properties to be listed on a limited number of websites at any time.
- Requiring home share platforms to register themselves with the City and affirm an understanding of the home share laws.
- Creating a mechanism for pop-in inspections and audits.
- Developing an application process for home sharing units, and a verification process for ensuring that it is a "primary residence" (adjacent neighbor concurrence).
- That properties containing an Accessory Dwelling Unit (ADU) not to be allowed to participate in the Home-sharing process.
- Do not approve extensions to the 120-day rule as it violated the definition of "Primary Residence". There are also areas around the existing Home Share Ordinance that need work, including:
 - Develop a process with either LAPD or Home-sharing Hotline to assist in "security issues" that occur during the short-term rental period.
 - Providing some method for someone who registers a complaint on the Home-sharing Hotline to receive timely status updates
 - Scheduling inspections on reported properties in a timelier manner
 - Better coordinating efforts between LAHD and LADBS
 - If staffing is a concern, increase the fees for registration to compensate for hiring staff (these units are "for profit" operations and can afford to pay the increase).

Lastly, we recommend considering the following additional penalties for units violating the Home-sharing Ordinance, including:

- For single-family homes and non-RSO multi-family housing, the first time an owner/tenant violates the Ordinance, they can receive a fine and/or suspension of ability to legally share. If violation of the ordinance persists, the response can be similar to that of party houses and utilities can be turned off.
- For owners of multi-family apartment buildings who illegally take units off the market for home share, rent should be put into REAP and/or loss of certificate of occupancy on the illegal units.
- Suspend the ability of landlords/owners violating the Ordinance to legally apply for building permits and zone variances

The Westchester/Playa Neighborhood Council respectfully thanks you for your consideration.

Very truly yours,

Paula Gerez, President Westchester/Playa Neighborhood