



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 14-1635-S10

1 message

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: eevans@babanc.org, Clerk.CIS@lacity.org

Thu, Aug 20, 2026 at 5:25 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Bel Air-Beverly Crest

Name: Ellen Evans

Email: eevans@babanc.org

The Board approved this CIS by a vote of: Yea(21) Nay(0) Abstain(0) Ineligible(2) Recusal(0)

Date of NC Board Action: 07/22/2026

Type of NC Board Action: For if Amended

Impact Information

Date: 08/21/2026

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-1635-S10

City Planning Number:

Agenda Date:

Item Number:

Summary: Our neighborhoods are impacted by operators who do not comply with the current regulations that apply to short-term rentals. Homes are frequently rented and marketed as event spaces, effectively turning residential properties into commercial venues, a use that is incompatible with residential neighborhoods. Because City enforcement has proven inadequate, the Bel Air-Beverly Crest Neighborhood Council unanimously passed a motion supporting the creation of a meaningful private right of action to enforce the Los Angeles Home-Sharing Ordinance (Council File 14-1635-S10). See attached for details.



BABCNC CIS_Private Right of Action for LA Home-Sharing Ordinance Meeting_07-22-2026.pdf
287K



July 22, 2026

**Community Impact Statement Supporting the Creation of a Meaningful Private Right of Action to Enforce the Los Angeles Home-Sharing Ordinance
(Council File 14-1635-S10)**

Our neighborhoods are impacted by operators who do not comply with the current regulations that apply to short-term rentals. Homes are frequently rented and marketed as event spaces, effectively turning residential properties into commercial venues, a use that is incompatible with residential neighborhoods. Because City enforcement has proven inadequate, the Bel Air-Beverly Crest Neighborhood Council unanimously passed a motion supporting the creation of a meaningful private right of action to enforce the Los Angeles Home-Sharing Ordinance (Council File 14-1635-S10).

We urge the City Council to require the ordinance to deliver what Council requested in its December 4, 2024 motion: a private right of action modeled after the False Claims Act, including a formal mechanism for City intervention and a provision allowing the person bringing the action to share in a portion of the damages, fines, or penalties imposed.

As drafted, the City Attorney's proposed ordinance does not accomplish that purpose. It narrows standing, omits the intervention and penalty-sharing features Council requested, and permits private enforcement to be delayed for months without giving affected residents or community organizations a genuinely usable remedy.

The BABCNC therefore urges the City Council to return the draft ordinance for revision so that it:

1. Provides standing to any interested person, and expressly to neighborhood associations and community organizations whose members are affected by unlawful short-term rental activity;

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STAKEHOLDER GROUPS

Bel Air Association
Bel Air Crest Master Association
Bel Air Hills Association
Bel Air Ridge Association
Benedict Canyon Association
Casiano Estates Association
Doheny-Sunset Plaza Neighborhood Assn.
Holmby Hills Homeowners Association
Laurel Canyon Association
Residents of Beverly Glen

RESIDENTIAL DISTRICTS

Bel Air Glen District
Franklin-Coldwater District
North of Sunset District
NON-RESIDENTIAL REPRESENTATION
At-Large Members
Commercial or Office Enterprise Districts
Custodians of Open Space
Faith-Based Institutions
Public Schools
Private Schools K-6 and 7-12

2. Removes or substantially shortens the proposed City-controlled waiting periods, so residents are not required to wait approximately six months before seeking relief;
3. Allows immediate temporary, preliminary, or permanent injunctive relief where violations are ongoing, recurring, imminent, or likely to cause neighborhood, housing, tenancy, or public-safety harm;
4. Requires the City to share with the notifying party all nonprivileged evidence that informs the City's decision whether to investigate and whether to pursue enforcement action against the subject property, host, operator, or platform;
5. Preserves meaningful remedies, including injunctive relief, civil penalties, attorneys' fees, costs, and any other relief necessary to stop and deter violations;
6. Prevents sham cures by clarifying that temporary removal of a listing, cancellation of a single booking, modification of an address, or other short-term conduct does not cure repeated or likely recurring violations; and
7. Makes platform liability effective where platforms publish, maintain, facilitate, or complete bookings for unlawful listings after actual or constructive notice.

The BABCNC further requests that the City Council direct the City Attorney and relevant departments to include public reporting requirements so Council and the public can evaluate whether the private right of action is being used, whether City investigations are timely, and whether violations are resulting in penalties or corrective action.

This letter was approved by the Board of the Bel Air-Beverly Crest Neighborhood Council (BABCNC) at publicly-noticed full monthly board meeting on July 22, 2026. The motion to approve the CIS passed 21-0-0; with 2 ineligible to vote.

Thank you for your consideration of these comments.

Sincerely,



Ellen Evans

President, Bel Air-Beverly Crest Neighborhood Council

cc: hydee.feldsteinsoto@lacity.org
kaiulani.lie@lacity.org
board@babcnc.org