

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: Ellen Evans

Phone Number:

Email: eevans@babanc.org

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

Date of NC Board Action: 12/16/2020

Type of NC Board Action: Neutral Position

Impact Information

Date: 01/15/2021

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 14-1635-S2

Agenda Date:

Item Number:

Summary: As the Bel Air Beverly Crest Neighborhood Council area is one of the areas where short term rentals have proliferated, our stakeholders have had a unique opportunity to see the affects of the ordinance on short term rentals, and also to see shortcomings in the ordinance. We note that the lack of platform agreements with websites other than airbnb as well as a difficulty in getting information about permits hinders proper application of the ordinance. In order to safeguard neighbors from short term rentals becoming the nuisance locations the often are, we request that the following modifications be made to the ordinance: 1) Information on the assessor's website should be the only way to prove primary residency if the host/applicant is the owner or has an ownership interest. 2) Proof of insurance covering home sharing activity should be required. A minimum amount for liability coverage should be established. 3) The public should have access to permit status including information about fines, citations and complaints. This information should be easily accessible and accessing this information should not require a California Public Records Act Request. 4) A complete list of websites that the host is using to list the site should be provided as part of the application, and this information should also be readily accessible to the public, along with links for such listings. 5) Remove discretion from the fine process and levy higher fines, particularly for higher value rentals. 6) An automated process for communication of fines and violations to City Planning and all other relevant City departments must be developed. 7) Platform agreements must be reached with listing sites that offer more than 5 home shares in Los Angeles. 8) Approved hosts must acknowledge that they are responsible for all fire damage related to their home sharing activity. Addition of these measures will lead to application of the ordinance better serving its intent.