

Contact Information

Neighborhood Council: Rampart Village

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The Board approved this CIS by a vote of: Yea(7) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/20/2018

Type of NC Board Action: Against

Impact Information

Date: 04/27/2018

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 14-1635-S2

Agenda Date: 02/20/2018

Item Number: 8

Summary: Update:

Current Municipal Code: The rental of a portion of a dwelling for less than 30 days is presently not permitted by the zoning code in the vast majority of the City.

Home-Sharing Hosting Platforms (HSHP) such as AirBNB, either wittingly or unwittingly, skirt these zoning codes as well as other ordinances and regulations pertaining Hotels and Motels causing a loss of revenue to these businesses. Additionally, Hotels and Motels have a whole host of regulatory criteria short-term rental operators currently do not have to meet.

The City of Los Angeles currently suffers from a budget deficit of approximately \$250MM, thereby the financial resources to enforce the provisions detailed in the proposed HSO are not available and the HSO would only serve to create an "anything goes" situation.

RSO apartment building owners are converting affordable housing stock into full-time illegal Transient Occupancy Residential Structure by not listing vacant units in the long-term housing market thereby exacerbating the already critical affordable housing crisis facing the city.

Transient guests have little to no compunction to respect long-term residents and property owners, many of whom often complain of loud noise and parties by transient guests.

It is our belief the majority of the LA citizenry are in opposition to allowing home sharing of more than 30 days.

THEREFORE the Rampart Village Neighborhood Council opposes any changes to the existing Municipal Code. While we recognize many property owners are able to supplement their incomes from this type of business model, we maintain similar but lesser results can be achieved by renting those same spaces to longterm tenants thus preserving our city's housing stock. Instead of spending taxpayer dollars on attempting to find ways to allow these businesses to operate, we would instead recommend finding ways of enforcing existing Municipal Codes that prohibit such uses.

PRESENTED BY: Rachael Rose Luckey

SECONDED BY: David Kahn

CITY OF LOS ANGELES
CALIFORNIA

**RAMPART VILLAGE
Governing Board Members:**

David Rockello, President
Velinda Rockello, Vice President
Jeff Jamison, Treasurer
Rachael Rose Luckey, Secretary
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David Kahn, At-Large Rep*
Ziah Grace, Resident Tenant Rep
Adrienne D. Zarenko, Home Owner Rep
Joey Lopez, At-Large Rep*



**RAMPART VILLAGE
NEIGHBORHOOD COUNCIL**

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(Cross streets: Beverly Blvd. and Temple St.)
TELEPHONE: (213) 568-3086
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www.EmpowerLA.org



RVNC (MOTION 16) FY- 2017-2018, Agenda Item #8

WHEREAS this matter is in regard to the proposed Home-Sharing Ordinance (HSO) as contained in the Los Angeles Department of City Planning's Recommended Report dated June 23, 2016 (Council Files 14-1635-S2) (the "Report"), and the Second Supplemental Report Back relative to proposed HSO submitted January 11, 2018 (Council Files 14-1635-S2, 14-1635-S3) (the "Report Back"); and

WHEREAS in regard to current LA City regulations on Short Term Rentals ("STR"), Report states, "the rental of a portion of a dwelling for less than 30 days is presently not permitted by the zoning code in the vast majority of the City," and Transient Occupancy Residential Structure (TORS) are clearly defined in current zoning code as to which zone designations such uses are allowed; and

WHEREAS Home-Sharing Hosting Platforms ("HSHP") such as AirBNB, either wittingly or unwittingly, skirt these zoning codes as well as other ordinances and regulations pertaining Hotels and Motels causing a loss of revenue to these businesses; additionally, Hotels and Motels have a whole host of regulatory criteria short-term rental operators currently do not have to meet; and

WHEREAS the City of Los Angeles currently suffers from a budget deficit of approximately \$250,000,000.00, thereby the financial resources to enforce the provisions detailed in the proposed HSO are not available and the HSO would only serve to create an "anything goes" situation; and

WHEREAS RSO apartment building owners are converting affordable housing stock into full-time illegal TORSs by not listing vacant units in the long-term housing market thereby exacerbating the already critical affordable housing crisis facing the city; and

WHEREAS transient guests have little to no compunction to respect long-term residents and property owners, many of whom often complain of loud noise and parties by transient guests; and

WHEREAS it is our belief the majority of the LA citizenry are in opposition to allowing home sharing of more than 30 days.

THEREFORE the Rampart Village Neighborhood Council opposes any changes to the existing Municipal Code. While we recognize many property owners are able to supplement their incomes from this type of business model, we maintain similar but lesser results can be achieved by renting those same spaces to long-term tenants thus preserving our city's housing stock. Instead of spending taxpayer dollars on attempting to find ways to allow these businesses to operate, we would instead recommend finding ways of enforcing existing Municipal Codes that prohibit such uses.

PRESENTED BY: Rachael Rose Luckey

SECONDED BY: David Kahn

YES: 7 NO: 1 ABSTAIN: 0 ABSENT: 3 INELIGIBLE: 0

ON THIS DATE: February 20, 2018