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BACKGROUND:

The City of Los Angeles is currently drafting a Home Sharing Ordinance to define lawful parameters for the practice.

DISCUSSION:

The Committee received an informational update from Tricia Keane, Director of Land Use & Planning - CD11 regarding the status of the Ordinance drafting and hearing process, details of the current Ordinance parameters under consideration, and general themes of public comment from the most recent Ordinance hearing.

FISCAL ANALYSIS:

N/A

ATTACHMENTS:

None.

MOTION:

Motion to oppose Home Sharing in Los Angeles as commercial activity which degrades quality of life in residential neighborhoods.

Should Home Sharing Ordinance be approved for implementation in the City of Los Angeles, we request it be properly formulated, regulated and enforced—first and foremost—to protect residential quality of life.

To that end, we request the following issues be addressed:

1: Complete Enforcement Definition

- Despite two years of work formulating this Ordinance, and after prior requests from the Neighborhood Council of Westchester-Playa for information, there is not yet a clear explanation of what entity and procedure create the infrastructure for

meaningful enforcement of the proposed Ordinance. Until this portion of the Ordinance is clearly detailed, we cannot support Home Sharing in Los Angeles.

- We are concerned that the enforcement mechanism currently in discussion (namely the ACE system) will not be Constitutional.
- In light of current, ineffective City enforcement of similar Housing-related Ordinances, we recommend Private Right of Action be included in the Ordinance as an alternative means of enforcement.

2: Limit Total # of Days

- To create stronger disincentives regarding the conversion of long term rentals into short term rentals, we request the cap on maximum number of days for Home Sharing be limited to 60 days.
- Based on information shared, we were led to believe the average occupancy to reach break-even Home Share rentals is 83 days of occupancy. Therefore, we believe the 90 day limit is too high and will inevitably increase the illegal conversion of long term rentals into short term.
- Looking to neighboring coastal communities for precedent, we note Manhattan Beach prohibits Home Sharing entirely, and Santa Monica limits Home Sharing to 60 days. Considering the significant coastline of this Neighborhood Council's geography, the current draft Ordinance will place a burden on our community.

[end]