



clerk CIS <clerk.cis@lacity.org>

Community Impact Statement - Submission Details

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

Sat, Dec 30, 2023 at 10:12 AM

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 to 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 rResolution 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(22) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/15/2023

Type of NC Board Action: For

Impact Information

Date: 12/30/2023

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 14-1635-S10

Agenda Date:

Item Number:

Summary:

Ref:MSG9551934

 **BABABCNC Comment on Planning Report.pdf**
546K



Community Impact Statement

CF#14-1635-S10: Short-Term Rentals / Unpermitted / Non-Compliant Properties / Enforcement

Dear Councilmembers:

On November 15, 2023, the Bel Air-Beverly Crest Neighborhood Council held a publicly noticed full Monthly Board Meeting and, with a quorum of 22 members present, considered and unanimously approved the following:

The Bel Air-Beverly Crest Neighborhood Council applauds the completion of the report on home sharing enforcement. Our area has over three hundred currently active home sharing permits, a 67% increase since December 2020, and many listings without any permit at all. We have had numerous shootings at short-term rentals, both reported and unreported, several murders, as well as substantial nuisance activity. Much housing has been taken off the long-term market as well.

We wholeheartedly support the short, medium and long-term solutions recommended in the report. In order to have a healthy, well-regulated system, we suggest the following:

Short-term

Fines must be levied at a level that has a deterrent effect. This level is not the same for all property owners, therefore in order to ensure compliance with regulations, fines should be commensurate with listing rate or property value. Fines also must be levied with appropriate frequency to achieve their intended effect.

A mechanism must be created to handle neighbor complaints, and for those complaints to have an impact on the eligibility of a property for participation in the home-sharing program. The home sharing complaint line must collect complaints before callers are transferred to any other department. Properties with frequent nuisance complaints must be suspended, and if the decision is appealed the suspension must remain in effect until a decision is reached.

Particularly, neighbors’ claims that the person holding a short-term rental permit for a residential property does not reside at that location must lead to action on the part of either the Director of Planning or the City Attorney. Neighbors do know who actually lives next door. Further, consequences for providing false information and documentation should be sufficient to deter others from doing the same.

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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 District
 Bel Air Glen District
 Franklin-Coldwater District Bel
 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

Medium-term

A new department should be created to handle all aspects of the home sharing program. This program should have a citizen-oversight body with members that represent the residents of the City, not the elected officials. We suggest nominations to this commission or committee be made by Neighborhood Councils.

Long-term

The ordinance is overdue for a revision, and the City now can take advantage of years of global experience with short-term rentals to create the best possible regulations. We urge funding to be provided so that this may be accomplished. Here are items we request be included:

“Platforms” are entities that merely provide a mechanism by which hosts and renters can find one another. All platforms must be required to enter into agreements with the City.

Not all websites listing short-term rentals are platforms. Many broker sites contain curated listings published by the company itself. A licensing system with a set of regulations specific to brokers would help ensure compliance by this population.

Whole-house unhosted rentals create the vast majority of the housing, nuisance and public safety problems and should be regulated more strictly than “hosted” rentals.

All “hosts” should be required to prove that they carry homeowners or renters’ insurance that covers short-term rentals. In Very High Fire Hazard Severity Zones (VHFHSZs), guests violating rules have the capacity to do substantial damage to nearby properties and even entire neighborhoods. Therefore, the program should require proof of liability coverage that would address such a situation.

Additionally, safety problems at short-term rentals worldwide are well documented. Therefore, permits should only be issued after a property is inspected for safety and compliance. Further, the City should reserve the right to enter any unit to ensure continued safety and compliance.

Finally, the short-term rental program must, as the report says, benefit the City as a whole. The program should be revenue neutral or revenue positive, and revenue loss to hotels must be taken into account in this calculation. Enforcement mechanisms must be robust and self-funding.

Thank you for your attention.

Kindly enter the BABCNC’s position into the record.

Sincerely,

Travis Longcore, Ph.D.
President
Bel Air-Beverly Crest Neighborhood Council

Ellen Evans
Vice President – Legislative Affairs
Bel Air-Beverly Crest Neighborhood Council