

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

December 17, 2019

TO: City Planning Commission

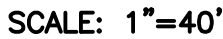
FROM: Laura Frazin Steele, City Planner

TECHNICAL CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2019-3844-VZCJ-SPR; 8547-8549 ½ North Sepulveda Boulevard

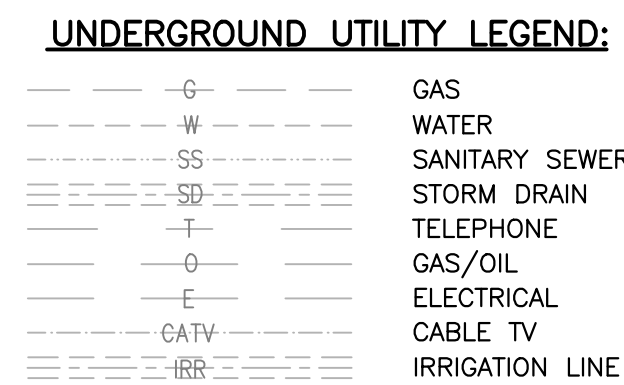
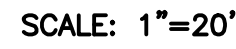
The following technical corrections are to be incorporated into the pdf version of the staff recommendation report to be considered at the City Planning Commission meeting of December 19, 2019 related to Item No. 5a on the meeting agenda:

- “Exhibit A” – Plans, replace page 3 with new page 3 attached
- “Exhibit A” – Plans, replace page 4 with new page 4 attached
- “Exhibit A” – Plans, replace page 19 with new page 19 attached

Please be aware that the 6 hard copies that were sent to the Commission office are correct. The error is on the pdf version only.



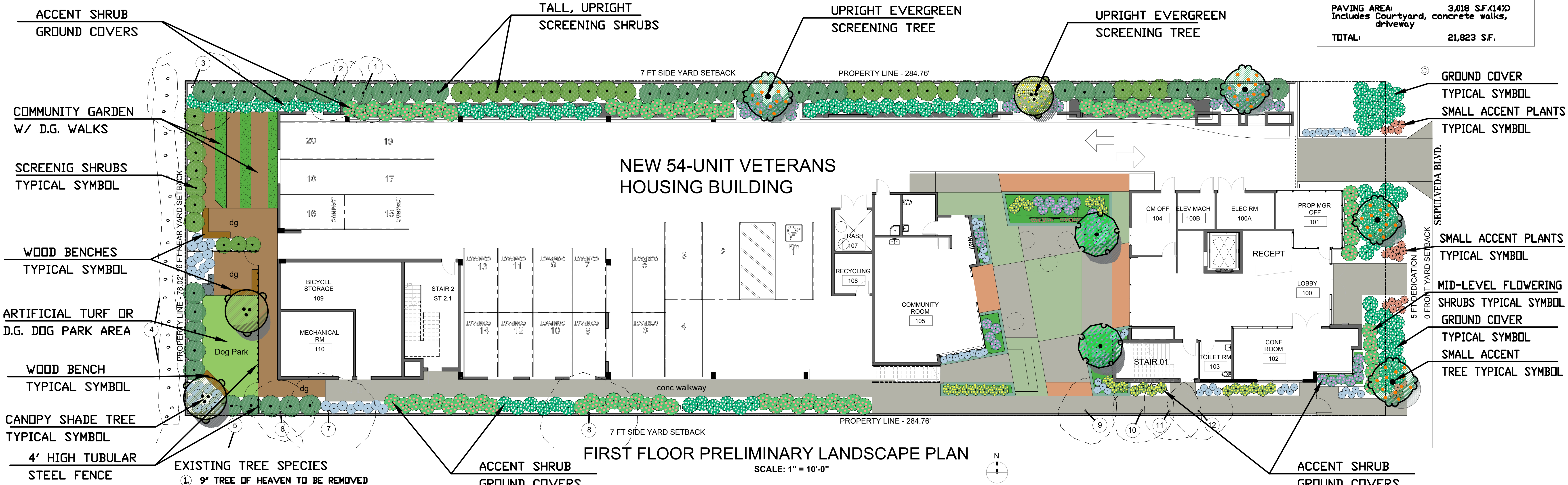
"NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY AND STORM SEWERS. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND CONSTRUCTION PLANS.
AND ARE APPROXIMATE LOCATIONS ONLY."



AC	ASPHALT CONCRETE	SMH	SEWER MANHOLE
AP	ANGLE POINT	SS	SANITARY SEWER
BLK	BLOCK	T	TELEPHONE
BF	BACK FLOW	T#	TRUNK SIZE (INCHES)
BW	BACK OF WALK	TC	TOP OF CURB
CLF	CHAIN LINK FENCE	TS	TRASH ENCLOSURE
CONC	CONCRETE	TRANS	TRANSFORMER
D#	DRIP SIZE (FEET)	TS	TRAFFIC SIGNAL
DS	DOWN SPOUT	TSPB	TRAFFIC SIGNAL PULL BOX
E	ELECTRICAL	TW	TOP OF WALL
ELPB	ELECTRIC PULL BOX	TYP	TYPICAL
EP	EDGE OF PAVEMENT	VLT	VAULT
E'LY	EASTERLY	W	WATER
FD	FOUND	WL	WALL
FG	FINISHED GRADE	W'LY	WESTERLY
FF	FINISHED FLOOR	WM	WATER METER
FH	FIRE HYDRANT	WV	WATER VALVE
FS	FINISHED SURFACE	UNK	UNKNOWN
G	GAS	YL	YARD LIGHT
GA	GUY ANCHOR		POWER POLE
GM	GAS METER		YARD LIGHT
GV	GAS VALVE		TRAFFIC SIGNAL
ICB	IRRIGATION CONTROL BOX		CATCH BASIN
ICV	IRRIGATION CONTROL VALVE		SIGN
INT	INTERSECTION		FIRE HYDRANT
MB	MAIL BOX		TREE/PALM TREE
MH	MANHOLE		SEWER MANHOLE
(N)	NEW		STORM DRAIN MANHOLE
N'LY	NORTHERLY		BACKFLOW
PL	PROPERTY LINE		EDGE OF PAVEMENT
PLN	PLANTER		STREET LIGHT
PP	POWER POLE		WATER VALVE
PVMT	PAVEMENT		BLOCK WALL
SCO	SEWER CLEAN OUT		WROUGHT IRON FENCE (WIF)
SMH	SEWER MANHOLE		CHAIN LINK FENCE
SD	STORMDRAIN		WOODEN FENCE
SDRMH	STORMDRAIN MANHOLE		
S'LY	SOUTHERLY		CONCRETE PAVING
S&W	SPIKE AND WASHER		
SL	STREET LIGHT		
SLPB	STREET LIGHT PULL BOX		TREES/PALM TREES

— — — — — G — — — — —	GAS
— — — — — W — — — — —	WATER
— — — — — SS — — — — —	SANITARY SEWER
— — — — — SD — — — — —	STORM DRAIN
— — — — — T — — — — —	TELEPHONE
— — — — — O — — — — —	GAS/OIL
— — — — — E — — — — —	ELECTRICAL
— — — — — CATV — — — — —	CABLE TV
— — — — — IRR — — — — —	IRRIGATION LINE

ALTA/NSPS SURVEY MAP	8545 SEPULVEDA BLVD NORTH HILLS, CA 91343	PREPARED FOR: LA FAMILY HOUSING 7843 LANKERSHIM BLVD NORTH HOLLYWOOD, CA 91605 TEL: (213) 330-2330 FAX: (213) 330-3105	PREPARED BY:  LAND SURVEYING & CIVIL ENGINEERING 4420 E. MIRALOMA AVENUE, SUITE "A" ANAHEIM, CA 92807 PHONE : (714) 779-8828 FAX (714) 779-3829	NO.	REVISIONS	DATE
DATE: 03-21-19	DRAWN BY: DCi	CHECKED BY: DCi	JOB No: 1817.01	SHEET OF 2		



LOT COVERAGE SUMMARY

Based on adjusted lot area (21,823.60)

BUILDING FOOTPRINT:	13,375 S.F. (61%)
Includes covered parking garage	
LANDSCAPE AREA:	5,430 S.F. (25%)
PAVING AREA:	3,018 S.F. (14%)
Includes Courtyard, concrete walks, driveway	
TOTAL:	21,823 S.F.



PLANS PREPARED BY:



PLANS PREPARED BY:
ARMSTRONG AND WALKER
Landscape Architecture
280 Mel Canyon Road
Duarte, Ca. 91010
Phone: (626) 357-4599
Email: armstrongwalker@gmail.com

ANGEL VETERANS HOUSING PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	NATIVE/ NON NATIVE	WATER USE	MATURE SIZE (H & W)	CONTAINER SIZE
Canopy/ Shade Trees					
Arbutus Menziesii	No common name	Native	Low	30' x 25'	36" box
Cercis canadensis 'Forest Pansy'	Eastern Redbud	Non-native	Moderate	25' x 25'	36" box
Olea europaea 'Wilsoni' or 'Swan Hill'	Fruitless Olive	Non-native	Low	20' x 20'	36" box
Podocarpus gracilior	Fern Pine	Non-native	Moderate	35' x 35'	36" box
Small Accent Trees					
Cercis occidentalis	Western Redbud	Native	Low	15' x 20'	24" box
Citrus Mandarin 'Honey'	Mandarin Orange Tree	Non-native	Moderate	20' x 15'	24" box
Coffea arabica	Smoked Tree	Non-native	Low	12' x 12'	24" box
Lagerstroemia speciosa	Grape Myrtle	Non-native	Moderate	30' x 20'	24" box
Upright Screening Trees/ Large Shrubs					
Dodonaea viscosa 'Purpurea'	Hopseed Bush	Non-native	Low	15' x 10'	15 gallon
Hesperaloe parviflora	Toyon	Native	Low	20' x 15'	15 gallon
Hymenocallis flava	Sweetshade	Non-native	Moderate	30' x 15'	24" box
Lophosiphon confertus	Brisbane Box	Non-native	Moderate	35' x 20'	24" box
Osmunda fragrans	Sweet Olive	Non-native	Moderate	10' x 8'	15 gallon
Photinia fraseri	Fraser Photinia	Non-native	Low	12' x 7'	15 gallon
Pittosporum tenuifolium	Kohuhu	Non-native	Moderate	20' x 10'	15 gallon
Podocarpus henkelii	Long-leaved Yellow-wood	Non-native	Moderate	15' x 7'	15 gallon
Prunus caroliniana 'Bright n' Tight'	Carolina Cherry Hybrid	Non-native	Moderate	15' x 10'	15 gallon
Solenostemon scutellarioides	Firewheel Tree	Non-native	Moderate	20' x 12'	24" box
Mid-Level Flowering Shrubs					
Arctostaphylos 'Howard McMinn'	Manzanita hybrid	Native	Low	5' x 4'	5 gallon
Barberry 'Golden Abundance'	Barberry hybrid	Native	Low	6' x 4'	5 gallon
Cistus purpureus	Orchid Rockrose	Non-native	Low	3' x 5'	5 gallon
Coprosma repens 'Marble Queen'	Variegated Mirror Plant	Non-native	Moderate	4' x 4'	5 gallon
Leonotis leonurus	Lion's Tail	Non-native	Low	4' x 3'	5 gallon
Ocimum basilicum	Mickey Mouse Plant	Non-native	Moderate	5' x 5'	5 gallon
Rosmarinus officinalis 'Blue Spikes'	Upright Rosemary	Non-native	Low	5' x 3'	5 gallon
Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage hybrid	Native	Low	3' x 5'	5 gallon
Small Accent Shrubs & Perennials					
Achillea millefolium	Common Yarrow	Native	Low	2' x 4'	1 gallon
Bulbine frutescens	Bulbine	Non-native	Low	2' x 2'	1 gallon
Callistemon v. 'Little John'	Little John Bottle Brush	Non-native	Low	3' x 4'	1 gallon
Oleus 'Lemon Drops'	Fortnight Lily hybrid	Non-native	Moderate	2' x 3'	1 gallon
Erigeron karwinskianus	Santa Barbara Daisy	Non-native	Moderate	18" x 4"	1 gallon
Lavandula stoechas	Spanish Lavender	Non-native	Low	2' x 3'	1 gallon
Nandina domestica 'Harbor Dwarf'	Dwarf Heavenly Bamboo	Non-native	Moderate	2' x 5'	1 gallon
Punica granatum 'Chico'	Dwarf Pomegranate	Non-native	Low	3' x 3'	1 gallon
Ground Covers and Ornamental Grasses					
Arctostaphylos 'Pacific Mist'	Manzanita hybrid	Native	Low	18" x 5"	1 gallon
Festuca californica	California Fescue	Native	Low	12" x 18"	1 gallon
Lantana 'White Lightnin', 'Spr. Sunshine'	Lantana hybrids	Non-native	Low	2' x 6'	1 gallon
Mahonia repens	Creeping Mahonia	Native	Low	2' x 3'	1 gallon
Muhlenbergia capillaris	Pink Muhly	Non-native	Low	18" x 18"	1 gallon
Myoporum parvifolium 'Burgundy Carpet'	Myoporum hybrid	Non-native	Moderate	12" x 8"	1 gallon
Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	Non-native	Low	2' x 6'	1 gallon
Trachelospermum jasminoides	Star Jasmine	Non-native	Moderate	18" x 6"	1 gallon
Vines and Espaliers					
Bougainvillea cultivars	Bougainvillea	Non-native	Low	12' spread	5 gallon
Distictis 'Rivers'	Royal Trumpet Vine	Non-native	Moderate	15' spread	5 gallon
Grevia occidentalis	Lavender Star Flower	Non-native	Moderate	8' x 8'	5 gallon
Macfadyena unguis-cati	Catalpa Vine	Non-native	Moderate	20' spread	1 gallon

APPROXIMATE PLANT QUANTITIES ARE
GRAPHICALLY SHOWN ON PLAN

FIRST FLOOR PRELIMINARY LANDSCAPE PLAN

1

18" HIGH PLANTER
SEAT WALL TYPICAL SYMBOL

GREEN SCREEN TRELLIS
WITH VINE TYPICAL SYMBOL

CANOPY SHADE TREE
TYPICAL SYMBOL

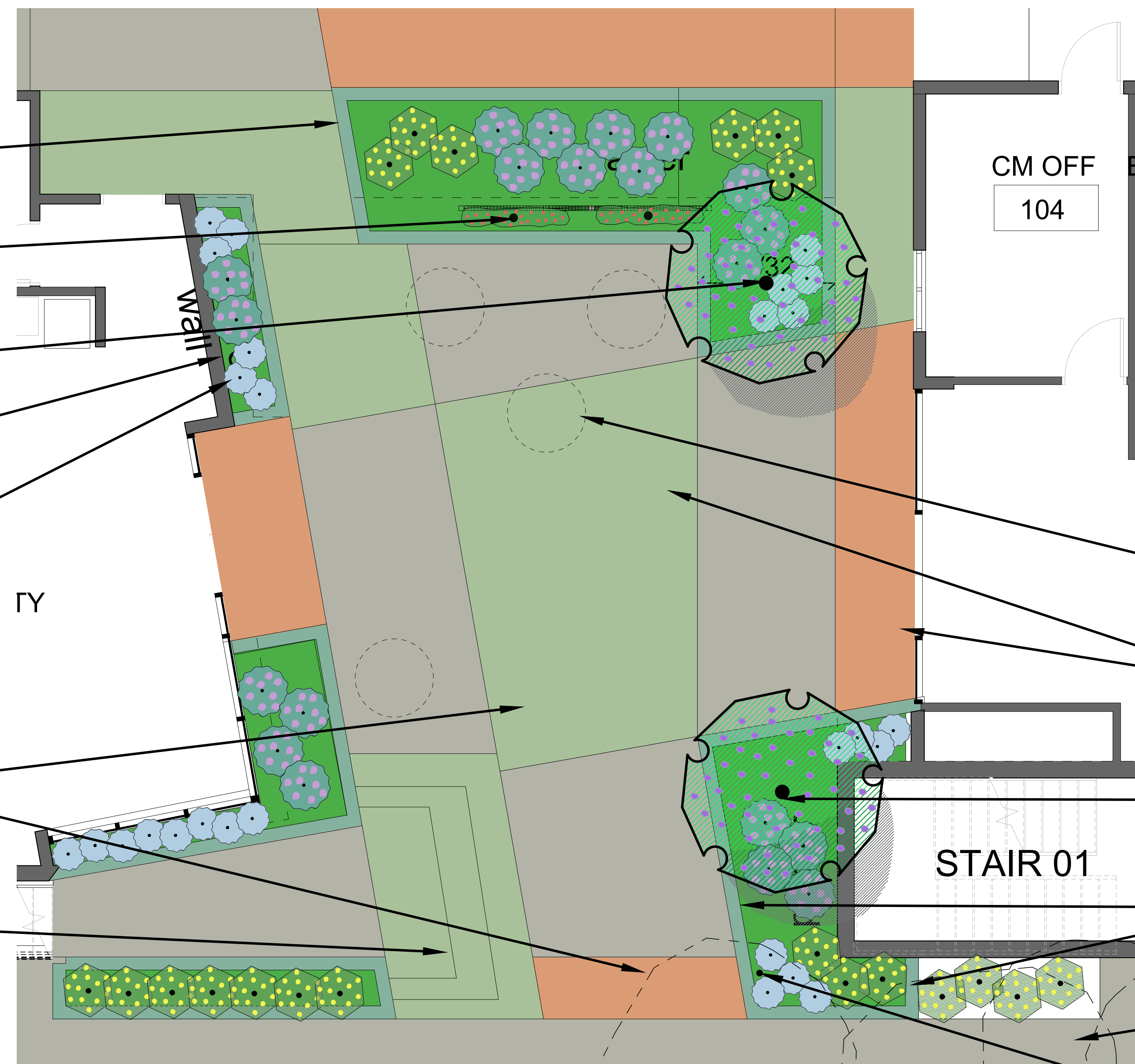
TILE MURAL
FEATURE WALL

MID-LEVEL FLOWERING
SHRUBS TYPICAL SYMBOL

COLORLED CONCRETE
PAVING TYPICAL SYMBOL

COLORLED CONCRETE STEPS

NOTE: THERE IS LESS THAN A
5' ELEVATION DIFFERENCE
ON THE SITE.



TREE NOTES

- 1.) PROTECTED TREES ON SITE- 0
- 2.) EXISTING TREES TO BE REMOVED- 10
- 3.) EXISTING TREES TO BE RETAINED- 0
- 4.) PROPOSED REPLACEMENT TREES- 15

PROJECT INFORMATION:
LOT 314 OF TRACT NO. 2899.
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED
IN BOOK 30 PAGE 34 OF MAPS.
IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.
EXCEPT THE SOUTHERLY 50 FEET THEREOF.

TABLES AND CHAIRS WITH
UMBRELLAS TYPICAL SYMBOL

COLORLED CONCRETE
PAVING TYPICAL SYMBOL

CANOPY SHADE TREE
TYPICAL SYMBOL

18" HIGH PLANTER
SEAT WALL TYPICAL SYMBOL

CONCRETE ACCESS WALK
TYPICAL SYMBOL

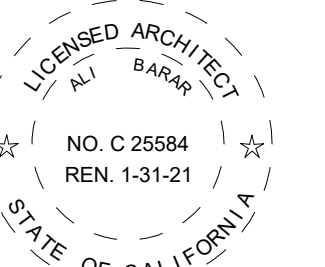
POTENTIAL FLAG POLE
LOCATION



THE ANGEL
LA FAMILY HOUSING

8547-8549 1/2 Sepulveda Blvd
North Hills, CA 91343

PROJECT NO. 18877.00



The plans and designs represented herein and this drawing, all prepared by
Gonzalez Goodale Architects are for the use solely with respect to this project
and Gonzalez Goodale Architects shall retain all common law, statutory and
other reserved rights including copyright and they shall not be used by others for
any other purpose without written permission of Gonzalez Goodale Architects.

ISSUE DATE DESCRIPTION
03-28-2019 ENTITLEMENTS SUBMITTAL

REVISION DATE DESCRIPTION

DRAWING TITLE

FIRST FLOOR
PRELIMINARY
LANDSCAPE
PLAN

L1.01

PLOT DATE: 7/30/2019 11:04:19 AM

December 14, 2019

Laura Frazin-Steele, City Planner
200 North Spring Street
Los Angeles, CA, 90012
laura.frazinstele@lacity.org

To whom it may concern,

We are writing to you in support of the proposed affordable 54-unit project (exclusive of a market-rate manager's unit), at 8547 North Sepulveda Boulevard, CPC-2019-3844-VZCJ-SPR/ENV-2019-3845-MND. We urge the city to find the project Categorically Exempt from the provisions of CEQA, and to approve a Vesting Zone Change from [Q]C2-1VL to C2-1VL to remove permanent Q Conditions established by Ordinance No. 164,750 in addition to these Affordable Housing Incentives:

- Increased floor area ratio (FAR) of 2.2:1 in lieu of the 1.5:1 otherwise allowed
- Maximum building height of 52 feet in lieu of the maximum 45 foot height otherwise allowed and a maximum Transitional Height of 45 feet in lieu of the 25 foot Transitional Height restriction
- Minimum of two automobile parking spaces in lieu of the otherwise required 55 parking spaces

The greater Los Angeles region is facing a severe housing shortage, and this project will provide much needed affordable housing. By creating new housing in this neighborhood, it will help to reduce issues of displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is close to transit options. Metro Line 234/734 stops at its corner, and runs between Sylmar and West LA, and includes stops at Los Angeles Mission College and UCLA, several transportation hubs, the Federal Building and Van Nuys Civic Center, as well as museums and shopping. DASH Panorama City/Van Nuys also stops on its street, and the 405 freeway is easily accessible 4 blocks away. Elementary, middle, and high schools are situated between .5 and 1.5 miles away.

It is great to see the developer using Affordable Housing Incentives to bring badly needed affordable housing to the city. This project is a good project for Los Angeles and for the region. Again, we urge the city to approve the incentives and zoning change, and find the project Categorically Exempt from the provisions of CEQA.

Best Regards,



Tami Kagan-Abrams
Abundant Housing LA Projects Director



Department of City Planning

Los Angeles City Hall, Room 340, 200 N. Spring Street, Los Angeles, CA 90012

December 16, 2019

TO: City Planning Commission

FROM: Patrick Whalen, City Planning Associate

**TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR
CASE NO. CPC-2019-7045-CA; Citywide**

Please add the accompanying Negative Declaration (ENV-2019-7046-ND) to the staff recommendation report as "Exhibit C", to be considered by the City Planning Commission on December 19, 2019, related to Item No. 6 on the meeting agenda.

EXHIBIT C: INITIAL STUDY AND NEGATIVE DECLARATION

Vacation Rentals Ordinance Project

Case Number: ENV-2019-7046-ND

Project Location: Citywide

Community Plan Area: Citywide

Council District: Citywide

Project Description Summary: An ordinance establishing regulations to permit the use of non-primary residences to be used for short-term rentals as Vacation Rental units. The proposed ordinance includes several limitations on the number of Vacation Rentals that will be permitted to operate in the City, including caps on the number of permits available citywide and in each census tract, allowing any individual or entity to obtain only one Vacation Rental permit, and allowing only owners of a dwelling unit to be eligible to obtain a Vacation Rental permit. Additionally, the proposed ordinance prohibits units subject to the Rent Stabilization Ordinance (RSO), units subject to affordable housing covenants or otherwise income restricted, Accessory Dwelling Units, and buildings that have been removed from the rental market through the Ellis Act within the past seven years from being used for Vacation Rentals. Furthermore, the proposed ordinance establishes distancing requirements between Vacation Rentals, limits the number of Vacation Rentals that may be allowed in any individual building, and establishes a maximum number of days that a dwelling unit may be rented as a Vacation Rental in a calendar year. The proposed ordinance establishes a process for Vacation Rental permit application, renewal, suspension and revocation, establishes standards and requirements for both owners of Vacation Rental units and hosting platforms, directs a portion of Transient Occupancy Taxes and/or per-night fees derived from Vacation Rentals to the Short-Term Rental Enforcement Trust Fund, and establishes fees and fines. Collectively, this is referred to as the City's proposed Vacation Rental Ordinance Project ("Project").

PREPARED BY:

The City of Los Angeles
Department of City Planning

December 2019

INITIAL STUDY

TABLE OF CONTENTS

	<u>Page</u>
1. Introduction	3
2. Executive Summary.....	5
3. Project Description	9
3.1. Project Summary.....	9
3.2. Environmental Setting	9
3.3. Description of Project	11
3.4. Requested Permits and Approvals	16
4. Environmental Checklist.....	17
I. Aesthetics	17
II. Agriculture and Forestry Resources	19
III. Air Quality	22
IV. Biological Resources.....	24
V. Cultural Resources.....	27
VI. Energy	30
VII. Geology and Soils	31
VIII. Greenhouse Gas Emissions	34
IX. Hazards and Hazardous Materials.....	36
X. Hydrology and Water Quality	38
XI. Land Use and Planning.....	42
XII. Mineral Resources	43
XIII. Noise	44
XIV. Population and Housing	45
XV. Public Services.....	47
XVI. Recreation	49
XVII. Transportation/Traffic	50
XVIII. Tribal Cultural Resources.....	52
XIX. Utilities and Service Systems.....	54
XX. Wildfire	57
XXI. Mandatory Findings of Significance.....	59

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from adoption, implementation, and enforcement of the proposed **Vacation Rentals Ordinance** Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	VACATION RENTALS ORDINANCE
ENVIRONMENTAL CASE NO.	ENV-2019-7046-ND ENV-2019-7375-CE
RELATED CASES	n/a

PROJECT LOCATION	CITYWIDE
COMMUNITY PLAN AREA	CITYWIDE
GENERAL PLAN DESIGNATION	N/A
ZONING	N/A
COUNCIL DISTRICT	CITYWIDE

LEAD AGENCY	City of Los Angeles
STAFF CONTACT	PATRICK WHALEN
ADDRESS	200 N. SPRING ST. LOS ANGELES, CA 90012
PHONE NUMBER	(213) 978-1370
EMAIL	PATRICK.WHALEN@LACITY.ORG

APPLICANT	CITY OF LOS ANGELES
ADDRESS	N/A
PHONE NUMBER	N/A

Executive Summary

The Vacation Rentals Ordinance (Project) is an ordinance that establishes regulations to permit the use of non-primary residences to be used for short-term rentals as Vacation Rental units. The Project includes several limitations on the number of Vacation Rentals that will be permitted to operate in the City, including caps on the number of permits available citywide and in each Census tract, allowing any individual or entity to obtain only one Vacation Rental permit, and allowing only owners of dwelling units to be eligible to obtain a Vacation Rental permit. Additionally, the Project prohibits units subject to the Rent Stabilization Ordinance (RSO), units subject to affordable housing covenants or are otherwise income restricted, Accessory Dwelling Units, and buildings that have been removed from the rental market through the Ellis Act within the past seven years from being used for Vacation Rentals. Furthermore, the Project establishes distancing requirements between Vacation Rentals, limits the number of Vacation Rentals that may be allowed in any individual building, and establishes a maximum number of days that a dwelling unit may be rented as a Vacation Rental in a calendar year. The Project establishes a process for Vacation Rental permit application, renewal, suspension and revocation, establishes standards and requirements for both owners of Vacation Rental units and hosting platforms, directs a portion of Transient Occupancy Taxes and/or per-night fees derived from Vacation Rentals to the Short-Term Rental Enforcement Trust Fund, and establishes fees and fines.

The citywide, Census tract, and building level caps, as well as the distancing requirements for Type 1 buildings all serve to limit the concentration of Vacation Rental units at the citywide, neighborhood, block, and building levels. When viewed in conjunction with the eligibility requirements for obtaining a Vacation Rental permit, operational standards, and the prohibitions on the types of buildings that are permitted to be used for Vacation Rentals, it is clear that Project utilizes multiple measures to limit the scope and impact of the proposed ordinance on the environment and the City's housing stock. Enforcement of these provisions will largely utilize the framework that was established to enforce the Home Sharing ordinance, and additional money will be deposited into the Short Term Rental Enforcement Fund to expand enforcement efforts to cover Vacation Rentals. These regulations and enforcement mechanisms will necessarily limit the units available to be used as Vacation Rentals and may discourage individuals who are currently listing dwelling units as Vacation Rentals from continuing to do so. The Project will be applicable to all parcels in which residential uses are permitted or currently exist.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☐ Agriculture & Forestry Resources | ☐ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology / Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use / Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities / Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Geology / Soils | ☐ Population / Housing | ☐ Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Patrick Whalen

PRINTED NAME

Patrick Whalen

SIGNATURE

City Planning Associate

TITLE

12/13/19

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

An ordinance establishing regulations to permit the use of non-primary residences to be used for short-term rentals as Vacation Rental units. The proposed ordinance includes several limitations on the number of Vacation Rentals that will be permitted to operate in the City, including caps on the number of permits available citywide and in each Census tract, allowing any individual or entity to obtain only one Vacation Rental permit, and allowing only owners of dwelling units to be eligible to obtain a Vacation Rental permit. Additionally, the proposed ordinance prohibits units subject to the Rent Stabilization Ordinance (RSO), units subject to affordable housing covenants or otherwise income restricted, Accessory Dwelling Units, and buildings that have been removed from the rental market through the Ellis Act within the past seven years from being used for Vacation Rentals. Furthermore, the proposed ordinance establishes distancing requirements between Vacation Rentals, limits the number of Vacation Rentals that may be allowed in any individual building, and establishes a maximum number of days that a dwelling unit may be rented as a Vacation Rental in a calendar year. The proposed ordinance establishes a process for Vacation Rental permit application, renewal, suspension and revocation, establishes standards and requirements for both owners of Vacation Rental units and hosting platforms, directs a portion of Transient Occupancy Taxes and/or per-night fees derived from Vacation Rentals to the Short-Term Rental Enforcement Trust Fund, and establishes fees and fines. Collectively, this is referred to as the City's proposed Vacation Rentals Ordinance Project ("Project").

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

Citywide

3.2.2 Existing Conditions

For the purposes of CEQA, the analysis of potential environmental impacts from a "project" is based upon a comparison of the potential impacts of a project with the baseline. The baseline is generally the existing conditions at the time the City commences the environmental review of the project (CEQA Guidelines, section 15125(a)). This is the case even when the existing conditions are the result of prior illegal activities, including zoning and building code violations (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1452-1453, *Citizens for East Shore Park v. State Lands Commission* (2011) 202 Cal.App.4th 549, 559-560). Though Vacation Rental activity in the City of Los Angeles is prohibited by the City's Zoning Code, the City had not actively enforced the City's prohibition of Vacation Rentals due to limited resources until very recently. In December of 2018, the Los Angeles City Council adopted the Home-Sharing Ordinance, which established a legal process whereby residents may be authorized to rent their primary residence to short-term visitors. As such, the Home-Sharing Ordinance continued to prohibit Vacation Rentals as defined by the Proposed Project. As an ordinance that

regulates a portion of the short-term rental market, the Home-Sharing ordinance is a related project to the proposed Vacation Rental Ordinance, and its effect on the presence of short-term rentals in the City must be analyzed when discussing existing conditions.

While the Home-Sharing Ordinance became effective in July of 2019, enforcement of the ordinance did not begin until November of 2019 in order to provide a transition period for hosts, and to allow the City to establish its enforcement mechanisms and properly staff the enforcement body charged with implementing the ordinance. Given the recent date of enforcement of this ordinance, data on the number of short-term rentals is currently uncertain, as the market is in considerable flux. However, the City does have data on the number of short-term rentals, including a breakdown on the number that were estimated to be operating as Vacation Rentals, prior to the Home Sharing Ordinance being implemented. Additionally, the City also has evidence of the removal of thousands of units from the rolls of short-term rental platforms in response to hosts and owners either not following the registration requirements or for violating the provisions of the Home Sharing Ordinance. When one evaluates these data points, it is apparent that the Home Sharing Ordinance has already reduced the scope of short-term rental activity in the City, thus rendering previous estimates on the baseline level of Vacation Rental activity invalid. This data also speaks to the effectiveness of regulating the short-term rental market in terms of reducing its activity and, consequently, the potential negative side effects that can accompany short-term rental activity, such as impacts to housing availability, nuisance issues such as noise, and disruptions to the character of residential neighborhoods.

While the baseline of Vacation Rental activity must be assumed to be very low given the effectiveness of the Home Sharing Ordinance's enforcement efforts, one must assume that there are still operators who have found a way to rent units as Vacation Rentals, either through exploiting regulatory loopholes, listing on new or private platforms, or through other means. Even though the City will develop additional enforcement tools to close these loopholes, until they are closed, this illegal activity is likely to continue. Additionally, data provided to City Planning prior to the enforcement of the Home Sharing Ordinance showed that, while short-term rental activity existed all over the city, it was most prevalent in a select number of neighborhoods that serve as the largest destinations for tourists to the City. According to data provided to the Department by Host Compliance, AirBnB, VRBO, and Keep Neighborhoods First, the neighborhoods with the highest concentrations of short-term rentals include Venice, Hollywood, Silver Lake, Echo Park, and Downtown Los Angeles. Thus, it can be reasonably assumed that there is an existing baseline level of activity, and this activity is disproportionately concentrated in a few neighborhoods in the City.

By allowing a path forward for Vacation Rentals to legally operate in the City, it can be reasonably assumed that the presence of Vacation Rentals will increase from the presumed very low existing baseline upon the adoption of this proposed ordinance. However, there are myriad measures contained in the Project to ensure that Vacation Rentals will have a minimal impact on the environment, housing availability, and the existing residential character of neighborhoods. The ordinance also contains specific provisions to address the known existing condition of the overconcentration of Vacation Rental units in certain neighborhoods. Additional details of the provisions of the proposed ordinance and how they will work to reduce potential impacts associated with this Project are contained in the "Analysis" section of this report.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project includes regulations to permit only a limited number of Vacation Rentals to operate in the City. In addition, Vacation Rentals permitted by the Project would be subject to regulations and operational standards. The Project includes the following key provisions:

1. Vacation Rental permits may only be issued to owners of Dwelling Units. Renters and lessees are not eligible to obtain a Vacation Rental permit, and only housing units that meet the criteria of a Dwelling Unit are eligible to be operated as a Vacation Rental.
2. Only Dwelling Units occupied on an occasional or intermittent basis by the owner are eligible to be used as Vacation Rentals. An owner of a dwelling unit who is applying for a Vacation Rental permit must submit an affidavit, under the penalty of perjury, stating that he or she occupies the unit intended to be used as a Vacation Rental on at least an occasional annually.
3. Only one Vacation Rental at a time is allowed to be operated by an individual or entity
4. Dwelling Units subject to affordable housing covenants, and/or income-restrictions under City, State, or Federal law, and/or are subject to the City's Rent Stabilization Ordinance are not eligible to be used as Vacation Rentals
5. Accessory Dwelling Units are not eligible to be used for Vacation Rentals
6. Vacation Rental permits may not be issued to buildings that have been removed from the rental market through the Ellis Act in the past seven years from the application submittal date.
7. The total number of active Vacation Rental permits at any time is capped at 3,625, approximately 0.25 percent of the City's total housing stock
8. The total number of active Vacation Rental permits at any time would be capped at 0.25 percent of the total number of housing units within each Census Tract
9. Vacation Rentals in buildings with four or fewer units (Type 1) are required to be at least 250 feet away from other Vacation Rentals in Type 1 buildings
10. Vacation Rentals in buildings with more than four units (Type 2) may not exceed 5 percent of the total number of units in the building, or 10 units in total, whichever is less
11. Vacation Rental units may not be booked for more than 30 days in a calendar year

In addition, the Project includes enforcement tools and resources, including a requirement for the Owner of a Vacation Rental unit to pay a per-night fee for each night the Vacation Rental unit is rented. The revenue from which is required to be deposited into the Short Term Rental Enforcement Fund to enforce the provisions of this ordinance.

3.3.2 Analysis

Vacation Rentals are currently prohibited from operating in the City, and evidence from the early stages of enforcement of the Home-Sharing Ordinance shows great effectiveness at reducing the scope of short-term rentals from presumed pre-enforcement baseline levels. However, for the purposes of this analysis, the City assumes that there is still a baseline level of Vacation Rental activity occurring illegally, and while the baseline is small, it is not zero. The intention of this Project is to allow some Vacation Rentals to legally operate, while eliminating those that contribute to issues that are commonly associated with short-term rentals- namely, reducing

available long-term housing supply, changing the residential character of neighborhoods, and nuisance related issues. The proposed ordinance contains several provisions that establish limitations on the amount of and location where Vacation Rentals can operate, operational standards Vacation Rentals must comply with, and associated penalties for both owners of units and hosting platforms for violating the provisions of the ordinance. Cumulatively, these provisions serve to limit the impact Vacation Rentals will have on existing neighborhoods and the environment. While it is expected that the presence of Vacation Rentals will grow beyond the limited presumed current baseline, the overall number of units that will be allowed to be used as Vacation Rentals will not exceed 3,625, which is approximately equal to 0.25% of the City's total current housing stock. Furthermore, the Project does not authorize any new development. Given the relatively small number of Vacation Rentals that will be permitted to operate within the entire City, the caps on the number allowed in each Census tract, and the other limitations and prohibitions contained in the Project, it is reasonably anticipated that no significant environmental impacts will be associated with this Project. An in-depth analysis of the proposed regulations contained in the ordinance follows below.

Owners of units intended to be used as Vacation Rentals must obtain a permit from the City in order to operate. The ordinance establishes procedures and requirements for what prospective Vacation Rental owners must submit in order to apply for a Vacation Rental permit, including documentation that verifies ownership of the unit proposed for Vacation Rental, an affidavit, under the penalty of perjury, verifying the occupancy of the unit by the owner on an occasional or intermittent basis, a list of all hosting platforms intended to be used to list the Vacation Rental, and more. Additionally, the ordinance stipulates that only owners of dwelling units are eligible to obtain a Vacation Rental permit, meaning renters are not permitted to operate Vacation Rental units. These restrictions, in essence, limit the potential housing units that can be used for Vacation Rentals to second homes. Finally, an individual or entity may only operate, or hold a valid permit for, one Vacation Rental at a time, and Vacation Rentals may not be booked for more than 30 days in a calendar year. However, neither the occasional or intermittent owner occupation nor the limitation on the number of nights a Vacation Rental may be operated in a calendar year are being relied upon for the purposes of this environmental analysis.

Cumulatively, the eligibility restrictions described above will greatly limit the number of units that can be operated as Vacation Rentals. Specifically, the provision that any entity or individual may only operate one Vacation Rental at a time is intended to prevent large clusters of units in multi-family buildings from being operated as Vacation Rental units, as building owners would only be allowed to obtain one permit for the whole building. While there is potential for people to find a way around this provision by creating separate ownership structures for portions of buildings, the Project establishes fines that may be levied against hosting platforms and owners in order to discourage them from attempting to circumvent this restriction on permit eligibility. These fines include a \$1,000 per day fine that can be levied against hosting platforms that complete booking service transactions for listings where more than one Vacation Rental property is affiliated with a single owner, and a \$500 daily fine that may be levied against Vacation Rental owners for the same violation. Furthermore, the Project contains additional regulations that reinforce the intent of restricting permit eligibility, which is, ultimately, to limit the number of Vacation Rentals allowed to operate citywide, at the neighborhood level, and at the individual building level. Given these additional restrictions, which will be discussed in detail below, the potential for significant levels of abuse or circumvention of individual provisions of this Project is negligible due to the redundancy and layered approach the ordinance takes to regulate Vacation Rentals.

In addition to permit eligibility restrictions, the Project contains a series of prohibitions on the types of buildings that may be used for Vacation Rentals. The Project stipulates that units subject to the City's Rent Stabilization Ordinance, a segment of the housing market that represents approximately 45% of the City's total housing stock, as well as those subject to affordable housing covenants, and/or income restrictions pursuant to City, State, or Federal law are not eligible to be used for Vacation Rentals. Accessory Dwelling Units (ADUs) and buildings removed from the rental market via the Ellis Act in the past seven years from the Vacation Rental permit application submittal date are also prohibited to be used for Vacation Rentals. By prohibiting RSO, income restricted, and covenanted housing from being used as Vacation Rentals, the City is protecting some of its most vulnerable residents, and ensuring that housing for these populations will continue to be used for long-term housing and not Vacation Rentals. Displacement of existing residents is not reasonably anticipated as a result of this Project, and therefore, one cannot reasonably anticipate new construction occurring to house affected residents. Additionally, by prohibiting ADUs and buildings that have been removed from the rental market via the Ellis Act within the past 7 years from being used for Vacation Rentals, the City can reasonably conclude that no new environmental impacts related to the construction of ADUs or the conversion of buildings from rental housing to other uses will occur as a result of this Project.

While restrictions on eligibility and prohibitions on the types of housing units that may be used for Vacation Rentals both serve to limit the environmental effects of allowing Vacation Rentals to operate in the City, the most impactful provision of the proposed ordinance for regulating the scope of Vacation Rentals and their concentrations are the caps and distancing requirements contained in the ordinance. The proposed ordinance establishes a citywide cap on the number of active Vacation Rental permits that may exist at any given time. That cap has been set at 3,625 units, which is roughly equal to 0.25% of the City's total housing stock. The citywide cap is an important tool for understanding potential impacts of the ordinance, because it presents a clear figure on the absolute maximum number of units that may be affected by the ordinance. When viewed in the context of the whole City and its approximately 1.45 million housing units, the cap of 3,625 permits is minimal, and its presumed impact is also reasonably expected to be less than significant. While the amount of Vacation Rental units is expected to rise from the extremely low presumed baseline, the total number that will be allowed is low enough that one can reasonably assume that no significant impacts will arise.

In addition to the citywide cap on the number of active Vacation Rental permits, the Project also contains provisions aimed at preventing an overconcentration of Vacation Rental units in any neighborhood or portion thereof. As previously discussed in the "Existing Conditions" section of this study, data provided by Host Compliance, AirBnB, VRBO, and Keep Neighborhoods First all shows that short-term rental activity is most concentrated in a few neighborhoods. Neighborhoods such as Venice, Silver Lake, Echo Park, Hollywood, and Downtown show some of the greatest concentrations of short-term rentals in the City. In order to prevent most of the 3,625 permits allowed under the citywide cap from being clustered in these neighborhoods, or other parts of the City that may become popular tourist destinations in the future, the Project contains caps on the percent of housing units that may be used for Vacation Rentals in every Census tract in the City. Under the proposed ordinance, no more than 0.25% of the total amount of housing units in any Census tract may be used for Vacation Rentals. Compliance with this provision of the ordinance will be checked at the time of permit application.

The citywide cap and Census tract caps serve to keep Vacation Rental numbers predictably low, and to limit the concentration of Vacation Rental units at the neighborhood level. However,

there are also provisions included in the Project that serve to limit the concentration of Vacation Rental units at the individual building and block levels. Acknowledging the differences between large multi-family buildings and smaller, house-scale buildings, the Project creates different distancing requirements and caps for each. For buildings with four or fewer units, referred to as Type 1 buildings in the ordinance, a maximum of one unit may be used as a Vacation Rental. Additionally, Vacation Rental units in Type 1 buildings must be at least 250 feet away from other Vacation Rental units in Type 1 buildings. This provision effectively limits the number of Vacation Rentals that may operate on any particular block, and thus serves to protect the residential character of these low-scale neighborhoods.

For residential buildings containing more than four units, referred to as Type 2 buildings in the ordinance, no more than 5% of the total units in the building, or a maximum of 10 units in total, whichever is less, may be used as Vacation Rentals. If the calculation of the number of units that can be used for Vacation Rentals results in a number that is less than one, a Vacation Rental permit may be obtained for one unit in the building. This provision has been included in the Project to limit the number of units in any building from being converted to or built out as Vacation Rentals. It is important to note that only owners of units are permitted to obtain Vacation Rental permits, so these caps on the number of units allowed in Type 2 buildings primarily affect owner occupied (condominium) buildings, and not apartment buildings, which would only have one unit that would be potentially eligible to be used as a Vacation Rental, given the restriction on eligibility to owners of dwelling units.

When viewed cumulatively, the citywide and Census tract caps significantly restrict the total number and the locations where Vacation Rentals may operate. The effects of the citywide and Census tract caps are fairly evident in that they simply limit the number of Vacation Rentals allowed to operate and their general geographic locations. Distancing requirements and building caps address concentration of Vacation Rentals in a more fine-grained manner. To analyze the impacts of the building caps and distancing requirements, it is useful to evaluate the effect these provisions could have in a neighborhood. By limiting the number of Vacation Rentals that may operate in a Type 1 building to one, and requiring 250 feet of separation between Vacation Rentals in Type 1 buildings, the Project will restrict the number of Vacation Rentals that are allowed to operate in lower density neighborhoods. Given that the typical lot width in the City is 50 feet, the closest a Vacation Rental in a Type 1 building could be to another Vacation Rental in a Type 1 building would be roughly five buildings away. While block sizes in Los Angeles exhibit high degrees of variability, 500 feet can be assumed for the purposes of this example. In this hypothetical neighborhood of Type 1 buildings, a maximum of two Vacation Rentals could operate on one side of the block. Given that distancing requirements are measured radially, portions of the block on the other side of the street would also fall within the required buffer zone from Vacation Rentals, leaving large portions of the other side of the street also ineligible to be used for Vacation Rentals. The total maximum number of Vacation Rentals that could operate on this hypothetical block would be between three and four, assuming all other requirements are met.

In neighborhoods characterized by larger multi-family (Type 2) buildings, building caps also present significant limitations on the number of Vacation Rentals that may be permitted to operate. Since only owners of dwelling units are eligible to obtain Vacation Rental permits, apartment buildings, no matter their size, may not have more than one Vacation Rental operating in them since each owner is only eligible to possess one valid Vacation Rental permit at any time. In an owner-occupied multi-family (condominium) building of 100 units, a maximum of five units (5%) would be able to be used as Vacation Rentals due to the Type 2 building cap.

If a Type 1 building was to be located immediately adjacent to this Type 2 building, an owner would be able to apply for a permit for a Vacation Rental, as the Type 1 building distancing requirements only affect distancing from other Type 1 buildings. Restrictions on the number of Vacation Rental permits available citywide and in each Census tract, as well as building caps and distancing requirements, combine to significantly restrict the portions of neighborhoods where Vacation Rentals can operate, and thus keep the concentration of Vacation Rental activity low across the City, as well as in individual neighborhoods, blocks, and buildings.

To address potential nuisance issues that could arise from the presence of Vacation Rentals in residential neighborhoods, the proposed ordinance contains a list of general standards Vacation Rental owners must enforce. Included in these standards are prohibitions on sound amplifying equipment after 10:00 PM, outdoor congregations of more than eight people, and using the Vacation Rental unit for nonresidential uses including the sale of products or hosting events. No more than two overnight guests are allowed per habitable room, and only one listing may be booked at any given time. Additionally, the ordinance establishes a series of fines that can be levied against both Vacation Rental owners and hosting platforms for violating the provisions of this ordinance, as well as a process for the suspension and revocation of Vacation Rental permits. These regulations and penalties for violating them help to ensure that typical nuisance issues, many of which are already regulated by the Los Angeles Municipal Code, will be kept to a minimum, and that impacts on issues such as noise and traffic will be kept to less than significant levels. Given the early success of enforcement of the Home Sharing Ordinance, one can reasonably assume that enforcement of the Vacation Rentals ordinance will be similarly effective at monitoring issues and eliminating owners who deviate from the standards and regulations contained in the proposed ordinance.

The citywide, Census tract, and building level caps, as well as the distancing requirements for Type 1 buildings all serve to limit the concentration of Vacation Rental units at the citywide, neighborhood, block, and building levels. When viewed in conjunction with the eligibility requirements for obtaining a Vacation Rental permit, operational standards, and the prohibitions on the types of buildings that are permitted to be used for Vacation Rentals, it is clear that Project utilizes multiple measures to limit the scope and impact of the proposed ordinance on the environment and the City's housing stock. Enforcement of these provisions will largely utilize the framework that was established to enforce the Home Sharing ordinance, and additional money will be deposited into the Short Term Rental Enforcement Fund to expand enforcement efforts to cover Vacation Rentals.

Below, in Section 4 of this document, is a discussion of potential impacts under each environmental factor. In most cases, the environmental factors are not impacted at all. In the few cases where there may be a potential impact, it has been determined to be less than significant. As a result, the Initial Study finds no potential significant impacts, and a Negative Declaration will be prepared.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

This Project is an enabling amendment to the Zoning Code that will allow owners of qualifying dwelling units to apply for permits to operate Vacation Rentals. Permits will be issued to applicants in accordance with the restrictions and requirements of the regulations as may be adopted by the City Council.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a) Have a substantial adverse effect on a scenic vista?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project will not result in changes to a structure's physical shape or size, nor would it create any physical changes to the environment. Therefore, no impact on a scenic vista will result.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project does not include scenic resources within a scenic highway. No impact related to the Project will occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The existing visual character or quality of public views of the site and its surroundings will not be impacted, and would not conflict with any zoning or other regulations governing scenic quality.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It will not introduce new sources of substantial light or glare. No impact related to this issue would occur.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It will not impact or convert any farmland to non-agricultural use, therefore, no impacts related to this issue would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It will not change any land zoned for agricultural use, and the site is not under a Williamson Act Contract. Thus, there is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. Therefore, no impacts related to this issue would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It will not change any land zoned as forest land or timberland. Therefore, no impacts related to this issue would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It does not propose changes to any forest land, therefore, no impacts related to this issue would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings

that may be used, Vacation Rentals are only permitted on a very limited basis. No agricultural uses are included as part of the Project, therefore, no impacts related to this issue would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would increase or change in traffic patterns that would increase or change vehicle emissions from existing conditions. As such, it would not conflict or obstruct implementation of applicable air quality plans.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this Project will not violate air quality standards or contribute substantially to an existing or projected violation.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated that the Project will result in an increase in the use of residences, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this Project will not facilitate the generation or emission of any criteria pollutant from the emissions resulting from existing environmental conditions and would not expose sensitive receptors to pollutants. No related impacts would occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the Project would not result in the reasonably foreseeable creation of objectionable odors and therefore, there is no impact.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the proposed ordinance would not result in the reasonably foreseeable impacts to the habitats and species identified in the above question.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the Project would not result in reasonably foreseeable impacts to habitats or natural communities referenced in the above question.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the proposed ordinance would not result in the reasonably foreseeable impacts to any wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the proposed ordinance would not result in a reasonably foreseeable impact or modification to any wildlife corridors or native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the Project would not result in a reasonably foreseeable conflict with existing policies protecting biological resources. Therefore, no impacts related to this issue would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved habitat conservation plans in the City. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impacts related to this issue would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

No Impact. State CEQA Guidelines Section 15064.5 defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if a project would to adversely affect a historical resource meeting one of the above definitions. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, activities permitted by the proposed ordinance would not result in reasonably foreseeable impacts to historic structures, as they will not be affected by the Project because the ordinance does not specifically authorize development-related activities, nor will it result in reasonably foreseeable new development that could potentially impact historical resources. Thus, the Project would not cause a substantial adverse change in the significance of a historical resource defined in §15064.5. Therefore, no impacts related to historical resources would occur as a result of the ordinance.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. No grading or excavation is proposed as part of the Project, nor are such activities reasonably foreseeable consequences of activities authorized by the Project. Therefore, no impacts related to this issue would occur.

c) . Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. No grading or excavation is proposed as part of the Project, nor are such activities reasonably foreseeable consequences of activities authorized by the Project. Therefore, no impacts related to this issue would occur.

d) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. No grading or excavation is proposed as part of the project, nor are such activities a reasonably foreseeable consequence of activities authorized by the Project. Therefore, no impacts related to this issue would occur.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and there is no evidence that Vacation Rental activity results in significant increases in the consumption of energy resources compared to existing conditions. Therefore, no related impacts would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and it will not conflict or obstruct any plans for renewable energy or energy efficiency. Therefore, no related impacts would occur.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project would not cause a reasonably foreseeable rupture of a known earthquake fault nor exacerbate existing environmental conditions so as to potentially cause such rupture.

ii) **Strong seismic ground shaking?**

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project would not cause reasonably foreseeable strong seismic ground shaking nor exacerbate existing environmental conditions so as to increase the potential to expose more people to strong seismic ground shaking.

iii) **Seismic-related ground failure, including liquefaction?**

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project would not cause reasonably foreseeable strong seismic ground failure, nor exacerbate existing environmental conditions so as to potentially cause strong seismic ground failure than that of the existing residential land uses.

iv) **Landslides?**

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project would not cause reasonably foreseeable landslides nor exacerbate existing environmental conditions so as to potentially cause landslides.

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project are not expected to cause reasonably foreseeable physical changes to the environment that would cause soil erosion or loss of topsoil. Therefore, no impacts related to this issue would occur.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project would not cause soil to become unstable resulting in reasonably foreseeable on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse nor exacerbate existing environmental conditions so as to potentially cause these geological events.

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the Project would not cause soil to become unstable resulting in reasonably foreseeable exacerbation of the existing expansive soil conditions. Therefore, no related impacts would occur.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, the activities permitted by the proposed ordinance would not involve the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences so as to increase use of energy above existing use levels an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this Project will not cause an increase in cumulative greenhouse gas emissions.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences so as to increase use of energy above existing use levels, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this Project will not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gases.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, it is not reasonably foreseeable that the activities permitted by the Project would involve routine transport, use, or disposal of hazardous materials. Therefore, no impacts related to this issue would occur.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. No excavation or construction-related activities are anticipated to occur which could result in the release of hazardous materials into the environment. Users of short-term rentals are not expected to use hazardous materials other than typical small quantities of household hazardous materials, such as cleaning agents, and these would not be expected to result in impacts over any existing from current uses and baseline conditions. Therefore, no impacts related to this issue would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As discussed above, the Project does not involve the emission or handling of hazardous materials. Therefore, no impacts related to this issue would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The activities permitted by the Project would not result in short-term rental uses occurring on sites other than existing residential dwellings. As such, the Project would not increase the number of residences located on the above described lists from current conditions. As such, it is not reasonably foreseeable that impacts related to this issue would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, no impacts related to this issue would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Based upon the analysis set forth above, the Project only affects the use of existing residential structures in established neighborhoods, and no new development is authorized or reasonably foreseeable. No aspects of this Project would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Thus, no impacts related to this issue would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. Based upon the analysis set forth above, the Project only affects the use of existing residential structures in established neighborhoods, and no new development is authorized or reasonably foreseeable. There is no reasonably foreseeable increased risks involving wildland fires. Therefore, no impacts related to this issue would occur.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, it would have no impact on water quality standards or waste discharge and would not violate any water quality standards or waste discharge requirements.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Within the City, it is not expected that Vacation Rentals would result in a significant increase in water usage or have an impact on groundwater supplies.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, it would have no impact on existing drainage patterns.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, it would have no impact on runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, it would have no impact on runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

iv. Impede or redirect flood flows?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, no impacts related to this issue would occur

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. There is no potential to increase risk involved with seiche, tsunami, or mudflow. Therefore, no impacts related to this issue would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, no impacts related to the implementation of a water quality control plan or sustainable groundwater management plan would occur.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

a) Physically divide an established community?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. There will be no physical division of an established community, therefore no related impacts would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. There would be no conflict with any applicable land use plan, policy, or regulation. Therefore, no related impacts would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State, therefore, no impacts related to this issue would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts related to this issue would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. As such, there would not be any noise generated from construction-related activities. There is the possibility of an increase in operational noise levels in homes that are rented under this ordinance. However, there are no studies or other data that show home-sharing results in a substantial increase in noise levels in neighborhoods with short-term vacation rentals so as to violate a local noise ordinance. Additionally, the Project prohibits the use of sound amplifying equipment and outdoor congregations of more than eight people after 10:00 PM. Furthermore, it is anticipated that enforcement of existing Municipal Code noise regulations, for which funding is provided by the proposed ordinance, will generally ensure excess noise does not result from Vacation Rentals. Thus, the impact of the Project on temporary or permanent ambient noise levels is less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. There is no potential for this Project to facilitate the exposure to groundborne vibration or noise. Therefore, no impacts related to this issue would occur.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. If a site were located within the vicinity of a major airport, the project site would be subject to the guidance provided in the airport land use plan. Therefore, the Project would not expose people residing or working in the project area to excessive noise levels and no impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. There is no potential for inducing population growth, therefore no related impacts would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, the Project requires the dwellings used for Vacation Rentals to be occupied by the owner on an occasional or intermittent basis, meaning this housing would not be available to be otherwise lived in by other people. The Project does not displace any residents, and it prohibits buildings that have been taken out of the rental market via the Ellis Act from being used for Vacation Rentals within seven years of the building's conversion, so there is no incentive for building owners to displace residents to participate in Vacation Rentals. Additional protective measures, including restricting Vacation Rental permits to only owners of dwelling units, limiting the number of Vacation Rental permits an individual or entity can receive to one, citywide, census tract, and individual building level caps on the number of Vacation Rental permits that can exist at any one time, and distancing requirements from other Vacation Rentals all work to ensure that displacement of existing people is less than significant.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

a) Fire protection?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, there is no evidence that Vacation Rentals would increase demands on fire protection services so as to require the construction of new or expanded facilities. Therefore, no related impacts would occur.

b) Police protection?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, there is no evidence that Vacation Rentals would increase demands on police protection services so as to require the construction of new or expanded facilities. Therefore, no related impacts would occur.

c) Schools?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, there is no evidence that Vacation Rentals would increase demands on schools so as to require the construction of new or expanded school facilities. Therefore, no related impacts would occur.

d) Parks?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, there is no evidence that Vacation Rentals would increase demands on parks so as to require the construction of new or expanded park facilities. Therefore, no related impacts would occur.

e) Other public facilities?

Libraries

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, there is no evidence that Vacation Rentals would increase demands on libraries so as to require the construction of new or expanded library facilities. Therefore, no related impacts would occur.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Furthermore, there is no evidence that Vacation Rentals would increase the use of neighborhood and regional parks or other recreational facilities so as to cause the substantial physical deterioration of such facilities. Therefore, no related impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, the construction or expansion of recreational facilities would not be required. Therefore, no related impacts would occur.

XVII. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, no related impacts would occur.

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would conflict with applicable congestion management programs. Therefore, no related impacts would occur.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. For the reasons set forth above, it is not anticipated the Project will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would result in proposed changes for roadway designs or incompatible uses. Therefore, no related impacts would occur.

d) Result in inadequate emergency access?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, no related impacts would occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Most tribal cultural resources are anticipated with buried resources and land valued for association with tribal practices. The Project will not result in any excavation of soils or ground disturbance, and therefore, no related impacts would occur.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Most tribal cultural resources are anticipated with buried resources and land valued for association with tribal practices. The Project will not result in any excavation of soils or ground disturbance, and therefore, no related impacts would occur.

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code 21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed ordinance if the Tribe has submitted a request in writing to be notified of Proposed Ordinances. The Tribe must respond in writing within 30 days of the City's AB52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the project site. In accordance with Ab 52, notice of the Project was provided on December 2, 2019 to tribes who have requested such notice in the City of Los Angeles, and no tribes requested consultation.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It does not propose nor will it require construction of new water, wastewater treatment, storm water drainage facilities, electric power, natural gas, or telecommunication facilities or expansion of existing facilities. Therefore, no related impacts would occur.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and there is no evidence that Vacation Rental activity results in significant increases in water usage over current conditions. Therefore, no related impacts would occur.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and there is no evidence that Vacation Rental activity results in significant increases in the generation of wastewater. Therefore, no related impacts would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and there is no evidence that Vacation Rental activity results in significant increases in the generation of solid waste over existing conditions. Therefore, no related impacts would occur.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. It affects existing residences which complies with all applicable federal, state, and local statutes and regulations related to solid waste generation, and no significant impacts related to this issue would occur.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and thus will not impair any adopted emergency response or evacuation plans. Therefore, no impacts related to this issue will occur.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. Therefore, no impacts related to this issue will occur.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The ordinance will not result in the need for the installation or maintenance of infrastructure, and therefore, no impacts related to this issue will occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Based upon the analysis set forth above, the Project does not expressly authorize new development, and is not expected to induce growth or development because, due to caps on the number that may operate, eligibility restrictions, and prohibitions on the types of buildings that may be used, Vacation Rentals are only permitted on a very limited basis. The Project is not intensifying the use of any existing residential structures beyond the baseline conditions, and therefore will not increase the risk of exposing people or structures to risks of landslides or flooding. Therefore, no related impacts will occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. For the reasons stated in this Initial Study, the Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No new development is expected to occur for the reasons set forth above.

As discussed in Section V (Cultural Resources), and Section XVIII (Tribal Cultural Resources), the Project would have no impacts to archaeological and paleontological resources and tribal cultural resources. No further analysis is required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. For the reasons stated in this Initial Study, the Project would not potentially result in any significant impacts and would not have the potential to contribute to cumulative impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. For the reasons stated in this Initial Study, the Project would not potentially cause substantial effects on human beings, either directly or indirectly.

CONCLUSION

Based upon the information set forth above, in the staff report related to this Project and the substantial evidence contained in the whole of the record of proceedings, the City has determined that the adoption of this ordinance could not have a significant effect on the environment and a Negative Declaration may be adopted.

***DISCLOSURE: ITEM # 06 CPC-2019-7045-CA**

Commissioners please note the message below was received from over 100+ constituents via email through the CPC inbox. Please read below. Thank you.

Subject Line: OPPOSE the vacation rental ban! CPC-2019-7045-CA

Hello Los Angeles City Planning Commission,

I am an LA resident, vacation rental owner, and Airbnb host. I'm emailing to ask that you REJECT the proposed vacation rental ordinance, which will hurt small businesses, make it more unaffordable for travelers to visit Los Angeles, and cost the City millions in tax revenue.

LA is a world-class destination and its vacation rental ordinance should reflect the city's historical vacation rental stock. Instead, the proposed ordinance would take money out of the pockets of LA residents like myself and give it to big hotels.

In 2018 Airbnb hosts welcomed 1.8 million guest arrivals across Los Angeles and generated \$1.8 billion in economic activity. Those visitors help support small businesses in neighborhoods that have not traditionally benefited from the city's tourist industry. At a time when the city faces projected deficits of up to \$400 million, the ordinance also jeopardizes millions in transient occupancy taxes vacation rentals generate that help the City pay for critical services such as public safety, street repair, and trash removal.

I love our community and want to see my city thrive by supporting local travel and small businesses without overly restrictive regulations. Vacation rentals have been a part of LA for decades, and are the only way many traveling families can afford to visit the city.

PLEASE reject what is effectively a ban and work WITH us to develop sensible, balanced solutions that allow residents to share their vacation homes, protect the integrity of neighborhoods, and ensure hosts, guests, and communities across LA continue to receive the full economic benefits of short-term rentals.

***DISCLOSURE: ITEM # 06 CPC-2019-7045-CA**

Commissioners please note the message below was received from over 100+ constituents via email through the CPC inbox. Please read below. Thank you.

Subject Line: I travel using Airbnb and this ban is a mistake. CPC-2019-7045-CA

Dear LA City Planning Commission,

My name is _____ and I have used Airbnb to travel for _____. I'm emailing to ask that you REJECT the proposed vacation rental ordinance, which is effectively a ban.

The proposed ordinance would take money out of the pockets of Angelenos and give it to big hotels. The city has taken this to far now. I was an air bnb host before all the new rules came into play and sold my home before I had to pay any permit fees but now I'm reading that things will only get worse. I was able to keep my home because of air bnb with thee new rules you are making it epensive and impossible for people to keep their homes if they use the Air bnb for income. There will be more foreclosures if you do this to air bnb hostst's. Can't the city find another way to make money?

In 2018 Airbnb hosts welcomed 1.8 million guest arrivals across Los Angeles and generated \$1.8 billion in economic activity. Those visitors help support small businesses in neighborhoods that have not traditionally benefited from the city's tourist industry.

Here's why I enjoy to travel using Airbnb: I like the privacy that an air bnb can offer compared to a hotel situation where there are so many people staying at one time and I like being right in the neighborhood area compared to a busy main street.

I love our community and want to see my city thrive by supporting local travel and small businesses without overly restrictive regulations. Vacation rentals have been a part of LA for decades, and are the only way many traveling families can afford to visit the city.

PLEASE reject what is effectively a ban and work WITH our hosts to develop sensible, balanced solutions that allow residents to share their vacation homes, protect the integrity of neighborhoods, and ensure hosts, guests, and communities across LA continue to receive the full economic benefits of short-term rentals.

***DISCLOSURE: ITEM # 06 CPC-2019-7045-CA**

Commissioners please note the message below was received from over 100+ constituents via email through the CPC inbox. Please read below. Thank you.

Subject Line: Stop the Vacation Rentals Ordinance (CPC-2019-7045-CA)

Dear LA City Planning Commission,

Please stop the vacation rentals ordinance. Our homes and apartments should be for our neighbors, not turned into hotels.

***DISCLOSURE: ITEM # 06 CPC-2019-7045-CA**

Commissioners please note the message below was received from over 25+ constituents via email through the CPC inbox. Please read below. Thank you.

Subject Line: Please help me keep my home by recommending the HALA changes to the VRO draft

Dear LA City Planning Commission,

Please help me save my home. I am a part of an organization called Homeshare Alliance Los Angeles (HALA) that fights for fair regulation for the working class mom and pop short term rental host. We are volunteer based, grass roots, not affiliated or funded by any booking platforms and we desperately depend on the supplemental income from short term renting one secondary residence.

The city Vacation Rental Ordinance draft has not considered the working class host at all. This first draft, if passed as law would force thousands of Los Angeles homeowners to sell their property. In an incredibly expensive city like Los Angeles, residential mom and pop property owners are desperate to stabilize their property. Short term renting one secondary residence can save someone from selling or foreclosure. There are thousands of us. Please consider recommending our changes to the City's Draft. Not only do we hope to protect working class hosts with our changes, we also hope to protect our wonderful neighborhoods with insightful suggestions to City Planning.

1) HALA asks the CPC for an ordinance name change from the city's "Vacation Rental Ordinance" (VRO) to "Secondary Residence Rental Ordinance" (SRRO)

The city needs to change the name. Vacation Rental does not include all the other host scenarios such as ADU, Duplex, Triplex, Fourplex, Condo owners. "Vacation" implies a different economic category whereas "Secondary Residence" is inclusive to many working class property owners.

2) HALA asks the CPC for the Booking Night Cap to be 305 instead of the city draft of only 30 nights for short term rental bookings per calendar year.

These secondary residences are not available for long term rentals as they are used by the owners at least 60 days out of the year. Allowing the 305 nights of booking will ensure usage of these residences and positive affects on the local community.

3) HALA asks the CPC for Secondary Residences Rentals that are RSO (Rent Stabilized Ordinance) to be eligible for short term renting if they exist on a parcel with 4 or fewer dwelling units. The city wants to make them all ineligible for Secondary Residence Short Term Rental. We need to change this.

By allowing RSO secondary residence rentals on parcels with four or fewer dwellings to short term rent, an owner can stabilize their residential property. Think of the homeowner who could not afford a Single Family Home, and could only afford a duplex. They use the other unit for their use intermittently and it is not available for long term renting. They should be able to short term rent that secondary residence. Think of the Fourplex owner who has two units rented far under market value. They need to be able to short term rent one secondary residence in order to stabilize their property. The city wants to hold on to their RSO units! If they do not give owners the ability to short term rent one of their secondary units, they will be forced to sell, a developer will come and Ellis act all the RSO units, turn it into luxury unaffordable condos and those RSO units will never return to the housing market. These particular RSO units on parcels

of four or fewer dwellings are used intermittently by the owner for personal use and are not available as a long term rental. Why penalize these property owners and leave the unit vacant for most of the calendar year?

4) HALA asks the CPC to allow an owner who Ellis Acted a unit on a parcel with four or fewer dwellings to short term rent the unit if no tenants were in residence at the time of Ellis Act Filing. The City draft makes Ellis Acted Units ineligible for short term renting.

The unit that was Ellis Acted is used intermittently by the owner for personal use and is not available as a long term rental. Why penalize these property owners and leave the unit vacant for most of the calendar year? It's an arbitrary disqualification and an unintended consequence for working class hosts that have not removed any existing tenants.

5) HALA asks the CPC to allow an ADU that has been permitted prior to January 1, 2020 to be utilized as a secondary residence rental. The City Draft disqualifies them entirely.

Allowing an owner to short term rent their ADU truly stabilizes a working class homeowner's ability to keep their property. (Only working class homeowners have an adu) In addition, allowing ADU's permitted prior to Jan 1, 2020 to short term rent as a secondary residence follows the California Law regarding ADU usage. The ADU is used intermittently by the owner for personal use and is not available as a long term rental. Why penalize these property owners and leave the ADU vacant for most of the calendar year?

6) HALA asks the CPC to grandfather in the existing hosts that have ONE secondary residence and then place a cap at 1%. The city has written in the first draft an unreasonable cap of under 4000 for the entire Los Angeles. We need the CPC to protect all the existing hosts with a secondary residence.

There cannot be a picking and choosing of who "wins" and gets to continue hosting their one secondary residence. The city needs to know that grandfathering in the existing is reasonable and fair.

7) HALA asks the CPC to allow hosts to book two groups at one time per night. The City Draft allows only one.

By allowing two bookings per night, the host can actually have more guest quality control.

8) HALA asks the CPC to recommend better ways to protect the community.

a) Booking platforms must inform guests clearly prior to booking of city fines and fees regarding noise violations, nuisance violations, smoking in fire hazard zones, occupancy and parking. Booking platforms must support and collect charges to guests if guests violate these city ordinances. This will help protect the neighborhood and host.

b) Booking platforms must revoke a guest's ability to review a host if the guest has broken a house rule regarding noise amplification, nuisance, parking, occupancy or smoking. There are scenarios where a host will feel uncomfortable telling a guest to stop breaking a house rule, fearing a guest may leave a "retribution review". By removing the guest's ability to review, the host will have the freedom to act confidently when protecting the property and the neighboring community. It is a crucial edit that will support everyone in the secondary residence rental community.

9) HALA asks the CPC to ensure a landlord's secondary residence which has had a no fault eviction or a harassment citation by a tenant within the past three years is ineligible for short term renting. The City Draft does not have any specifications regarding this issue.

This would protect the tenant community from "bad actor" landlords.

10) HALA asks the CPC to ensure that only a person can short term rent a secondary residence rental and not a corporation. The city has no insurances regarding this issue in their first draft.

Los Angeles needs to protect its housing stock from large corporations purchasing whole single family homes and multi-unit properties in high multiples for commercial purposes and keep working class property owners hosting.

11) HALA asks the CPC to ensure that City Planning takes a fair and reasonable fee of .5% per booked night and lowers the permitting fee to \$195/yr. City Planning has not specified the amount for per night booking fees in their First Draft and the permit fee is overly high.

The working class host cannot be left vulnerable to high permit fees and per night booking fee amounts added later on by City Planning. We need the fees to be appropriate to the amount a host charges per night and the yearly permit should match that of a reasonable amount like HCIDLA. A host's per night booking amounts vary per neighborhood etc and the City per night booking fee cannot be a flat dollar amount, nor can they be overly high fees. City Planning is currently receiving approximately 6 million dollars in Home-Sharing Ordinance permit fees alone, not including the per night booking fee. To add the Secondary Residence Rental Ordinance (SRRO) or (VRO) permit fees, City Planning will be receiving upwards of 10 million dollars per year in permit fees alone. It is inappropriate for the city to continue to tax hosts with high per night booking fees when these hosts are working class and need the necessary income to survive. City Planning should not be given the power to incur egregious fees from hosts. HCIDLA only requires a yearly fee of \$149 per RSO unit. City Planning should follow the same existing system of fees. Host Compliance is costing the city 1.5 million per year. City Planning does not need more than 10 million dollars per year to enforce working class mom and pop hosts.

These are our general asks. These recommendations to the Draft will save lives and save thousands of working class homeowners.

Thank you for your consideration and thank you for all the service you do for our great city.

Citizens Preserving Venice
3530 Moore Street
Los Angeles CA 90066

17 December 2019

Dear Honorable City Planning Commissioners and City Councilmembers:

We are writing to express our strong opposition to the proposed Vacation Rental Ordinance CF 18-1246.

In these dire times, please consider who really needs your protection: working Angelenos trying to stay in their homes, or the wealthiest among us trying to profit from second homes they don't even live in?

We need real leadership by City Council and the Mayor to solve the affordable housing crisis that's driving people out of their homes and fueling a homeless disaster that gets more tragic by the day. Do we really want to incentivize more speculators to enter our real estate market and convert potential long-term housing units into vacation rentals?

L.A.'s newly implemented Home Sharing Ordinance is beginning to work, helping to relieve the affordable housing crisis in the City. Units are coming off the short-term rental platforms and returning to the market as housing for long-term residents, including RSO housing. We don't need an ordinance that drags us back in the wrong direction.

Yet after four years of work by L.A. residents to limit the number of homes someone can peddle on short-term rental platforms, the Mayor is considering this Vacation Rental Ordinance that gives speculators a regulatory and enforcement loophole, putting much of this progress at risk.

With the eyes of the world on our humanitarian calamity of homelessness, how can the City even contemplate a vacation rental ordinance?

We respectfully urge a "no" vote on the proposed Vacation Rental Ordinance.

Thank you,



Sue Kaplan, President
Citizens Preserving Venice

A non-profit dedicated to protecting the diversity of our community.



December 13, 2019

Los Angeles Planning Commission
Los Angeles Department of City Planning
201 North Figueroa Street
Los Angeles, CA 90012

Dear Honorable Planning Commissioners:

Thank you for the continued opportunity to provide comment on the City of Los Angeles' efforts to regulate short-term rentals (STRs). Expedia Group is a family of brands that includes vacation rental leaders Vrbo and HomeAway. Our experience working with communities in California and around the world gives us a unique understanding of the kinds of regulations that work for municipalities like Los Angeles.

Expedia Group supports fair and effective regulations and oversight of the short-term rental industry. We welcome the responsible regulation of the industry, because we see STR's as an important part of the fabric of tourism. STRs provide an essential option for travelers, especially families, and gives them an opportunity to enjoy your beautiful city in a more personal setting.

On behalf of Expedia Group, I would like to thank the Los Angeles City Council and the Planning Department for their many years of work on short-term rental regulations. We have recently received and reviewed the non-primary (vacation rental) draft ordinance that is scheduled to be discussed and considered at your December 19, 2019 meeting.

We acknowledge and share the concerns addressed in the Planning Department's draft ordinance. Most importantly, the need to balance homeowner's property rights with the protection of Los Angeles' long-term rental housing stock. In the unique case of the Los Angeles market, we support many of the regulatory tools recommended by the Planning Department. Nevertheless, we find both the cap on the number of permits allowed and the cap on the number of nights permitted to be arbitrary and inconsistent with the regulatory intent.

As you know, the proposed ordinance allows for 3,625 permits. The Planning Department concedes that because of the other restrictions in the draft ordinance, only homeowners who would otherwise not lease their properties to long-term

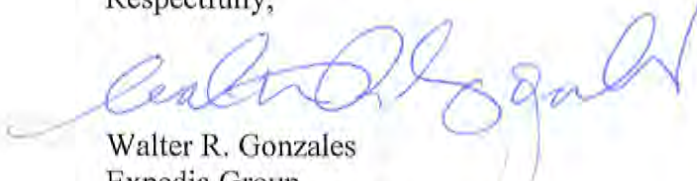
tenants will qualify for a permit. Moreover, the Planning Department estimates that there as many as 10,000 homeowners who will qualify under the proposed regulations (i.e., homeowners who use their property on an "occasional or intermittent basis" and, therefore, will not otherwise enter their property into the long-term rental market). Under the proposed ordinance, one-third of eligible property owners will not be allowed to participate despite the acknowledgement that the non-participating homeowners will not otherwise make their properties available in the long-term rental market.

In addition, the current proposed ordinance restricts vacation rentals (i.e., non-primary residences) to a rental limit of 30 days per year. Although we understand the need to set reasonable night caps, the current recommendation is arbitrary and, more importantly, inconsistent with the City's 120-day restriction prescribed in the current home sharing ordinance. And, again, is not adequately tied to the intended regulatory purpose.

In order to address the inconsistencies between the arbitrary caps and the regulatory intent, we request that the cap on the number of permits be set at one percent (1%) of the current housing stock. In addition, we respectfully request that you consider raising the cap on the days per year to 120 days, a number consistent with the current home sharing ordinance. These revisions will ensure that responsible homeowners are not wrongfully penalized and everyone who qualifies to participate in both the home sharing and vacation rental ordinances are treated equally.

It remains our intention to act as a good partner within the City of Los Angeles, as well as within all jurisdictions in which we operate. We welcome the opportunity to work together in the direction of responsibly regulating STRs and look forward to working with you further to identify sustainable, workable, and legal ways to assist Los Angeles in increasing compliance with local regulations. Please feel free to contact me at wagonzales@expediagroup.com or 512-505-1615.
Sincerely,

Respectfully,



Walter R. Gonzales
Expedia Group
Government Affairs Manager

CC: Los Angeles City Council, PLUM Committee Members
William Chun, Deputy Mayor, Office of LA Mayor Eric Garcetti
Vince Bertoni, General Manager, LA City Planning Department



Planning CPC <cpc@lacity.org>

RSO units

Lisa Klein <lisaklein69@gmail.com>

Mon, Dec 16, 2019 at 7:30 PM

To: CPC@lacity.org

Dear Sirs,

I live in my RSO and also want to rent a room etc.... I was told an amendment will be drawn for owner/users of RSO units. Every day that its not drawn up and IM unable to register my unit Im losing hundreds, if not THOUSANDS of dollars. IM pleading PLEASE PLEASE PLEASE amend this as stated.

Thank You. Lisa Klein



matt berger

matt <sqrclrv@gmail.com>
To: CPC@lacity.org

Mon, Dec 16, 2019 at 11:12 PM

VACATION ORDINANCE

Hi. Please put this in the record:

These are the same faces that fought the short term rental ordinance who have been running businesses out of single family and duplex homes meant for los angeles families and children and workers.

These people refuse to rent legally month to month or year to year, but instead want the windfall of short term rental because now they have been forced by the short term ordinance to claim these homes as their primary residences and their payday is over.

So, along with the big money from the platforms, they've come back to create a loophole to subvert the short term ordinance with an ordinance that has none of the protections

that prevent abuse of our families and communities.

Look at them, these aren't people who keep a second home in Los Angeles and want to rent them when they're not here to contribute to their taxes or mortgages, these are investors running short term rental businesses.

The wealthy that keep a second home in Los Angeles aren't coming begging the city to write an ordinance to give them some extra cash to pay their mortgages. If they were, they wouldn't be asking for more than thirty days for their second home rental, would they?

This whole movement is disingenuous and this ordinance has so many loopholes that will eviscerate the great gains we made with our short term ordinance.

1) This proposed ordinance permits the owners to just sign that they live there one day out of the year. Anybody can say that they came to the house once. How can we prove otherwise? Instead of renting long-term as is happening now, they will go back short-term rental. I see it happening next door.

2) This enforcement mechanism does not work. 3 chances to break the law with a slap on the wrist each time. Where are the search warrants to catch them? By the 3rd time they get caught, the year will be over and there will be 3,000 cases piled up and they'll keep renting while it's in litigation.

I know because my neighbors have had their illegal occupation case tied up in litigation for the last 3 years and continue to rent illegally.

All of the diligent and good work that we and the city did to pass the short term ordinance will be in vain.

3) And how is the city going to prove that they aren't renting for more than 30 days in a year? Do we really have the staff to go through every platform and every private transaction to prove that they rented it for more than 30 days if it takes 3 years to bring illegal occupation to court?

4) This proposed ordinance will take thousands of units off the month to month and long-term rental market, destroy our families, our communities, and schools.

5) Ok, if they're so honest and it's a true second home to help with their mortgage or taxes, then make them pick at the beginning of the year, the two weeks or the month out of the year, when they are out of town to rent period, no substitutions.

Otherwise, if they can't afford to keep a second home in Los Angeles without running a rental business out of it, put it back into the year to year housing stock where it belongs, so people and families that live and work here can use it!

In my opinion, this proposed ordinance is being pushed by a bunch of greedy hustlers who could care less about our communities and it is unenforceable. I know because I see and hear it next door, every single day and night.

Thank you. Matt Berger



City Planning Commission Meeting of 12/12/19

Pete <pete_here@roadrunner.com>

Wed, Dec 11, 2019 at 2:59 PM

To: Planning CPC <cpc@lacity.org>

Los Angeles City Planning Commission,

RE: Proposed Airbnb vacation rental ordinance. I cannot be present for the 12/19/2019 hearing so I am asking for this letter to be read at the meeting.

1) Cost prohibitive to do ANY business. The proposal to cap Airbnb rentals at just 30 days per year would effectively make it impractical to conduct any Airbnb business at all. Why should a host pay the extra insurance costs (to have a business rider on their homeowner's policy) if they're only allowed to host 30 days per year? And why make the necessary investments (such as a new mattress or bedding)? It doesn't make any business sense.

2) False narrative. I am tired of hearing false narratives regarding Airbnb, for example that Airbnb is partly to blame for a high cost of housing and/or a low housing vacancy rate. If there is this great demand for more housing and you want to change that, then let entrepreneurs build more apartments. The real problem is that the city of LA discourages real estate investors and landlords from conducting business in Los Angeles by imposing too many restrictions and regulations.

Also why is the fact that Los Angeles is an expensive city to live in regarded as a "problem"? Not everyone can afford to live in expensive cities, just as not everyone is smart enough to get into Ivy League Schools. Living in Los Angeles is not a RIGHT. If you can't afford to live in LA then go live in a cheaper city.

3) False narrative. Another false narrative is that low availability of housing has contributed to homelessness. Most of LA's homeless refuse to live indoors even when offered housing. Normal people of sound minds refuse to fall into homelessness. They simply move to cheaper cities. The real reason we have so many homeless is because they are coddled and tolerated by our politicians.

4) The problem with one-size-fits-all ordinances. Why should one ordinance apply to all cities? Here in Pacific Palisades there is absolutely nobody who became homeless because they lost their Pacific Palisades home or apartment because Airbnb drove up their rent. Nobody! We also do not have issues with unruly guests or lack of parking. Problem guests cannot afford to book stays here. Furthermore Pacific Palisades has ZERO hotels. We NEED Airbnb here! Leave my city out of your regulations.

5) War on tourism. By placing restrictions on Airbnb, you are effectively declaring war on tourism by driving up hotel and Airbnb rates. More people will skip visiting LA or

shorten their stays. Less revenue for everyone.

6) Overzealous regulations. We just had an ordinance go into effect that bills hosts \$850 if they host over 120 days per year. Now, just 2 months later, you're considering putting a cap at 30 days per year??? Really???

7) Corruption at city hall. In 2014 city hall arbitrarily voted to increase the minimum wage for employees at big hotels? The politicians are in bed with the hotel industry! Stop the corrupt favoritism towards hotels and their unions!

Pete Dzoghi
Pacific Palisades, CA 90272
(310) 230-8380
pete_here@roadrunner.com

[Quoted text hidden]



Planning CPC <cpc@lacity.org>

vacation rental ordinance written public testimony

ROBERT KLEPA <rklepa@ucla.edu>
To: CPC@lacity.org

Mon, Dec 16, 2019 at 7:18 PM

The ordinance should be modified to grandfather in all ADU and UDU units that had city building permits issued and were in the process of being completed prior to the initial regulations being voted into being in July of 2019. To do otherwise would be to continue the ambush of owners who did not know the regulations were coming and had committed to the process of conversion prior to the regulations being enacted, but who were too far advanced to stop that process once the regulations were enacted.

Thanks in advance from
Ellen Lee



Planning CPC <cpc@lacity.org>

Fwd: Los Angeles VR Ordinance - PC Meeting, Item #6

Irene Gonzalez <irene.gonzalez@lacity.org>
To: Planning CPC <cpc@lacity.org>

Mon, Dec 16, 2019 at 1:04 PM

----- Forwarded message -----

From: **Walter Gonzales (ELCA)** <wagonzales@expediagroup.com>
Date: Mon, Dec 16, 2019 at 12:51 PM
Subject: Los Angeles VR Ordinance - PC Meeting, Item #6
To: william.chun@lacity.org <william.chun@lacity.org>, vince.bertoni@lacity.org <vince.bertoni@lacity.org>, irene.gonzalez@lacity.org <irene.gonzalez@lacity.org>
Cc: Walter Gonzales (ELCA) <wagonzales@expediagroup.com>

Dear Honorable Planning Commissioners:

Thank you for the continued opportunity to provide comment on the City of Los Angeles' efforts to regulate short-term rentals (STRs). Expedia Group is a family of brands that includes vacation rental leaders Vrbo and HomeAway. Our experience working with communities in California and around the world gives us a unique understanding of the kinds of regulations that work for municipalities like Los Angeles.

Expedia Group supports fair and effective regulations and oversight of the short-term rental industry. We welcome the responsible regulation of the industry, because we see STR's as an important part of the fabric of tourism. STRs provide an essential option for travelers, especially families, and gives them an opportunity to enjoy your beautiful city in a more personal setting.

On behalf of Expedia Group, I would like to thank the Los Angeles City Council and the Planning Department for their many years of work on short-term rental regulations. We have recently received and reviewed the non-primary (vacation rental) draft ordinance that is scheduled to be discussed and considered at your December 19, 2019 meeting.

We acknowledge and share the concerns addressed in the Planning Department's draft ordinance. Most importantly, the need to balance homeowner's property rights with the protection of Los Angeles' long-term rental housing stock. In the unique case of the Los Angeles market, we support many of the regulatory tools recommended by the Planning Department. Nevertheless, we find both the cap on the number of permits allowed and the cap on the number of nights permitted to be arbitrary and inconsistent with the regulatory intent.

As you know, the proposed ordinance allows for 3,625 permits. The Planning Department concedes that because of the other restrictions in the draft ordinance, only homeowners who would otherwise not lease their properties to long-term tenants will qualify for a permit. Moreover, the Planning Department estimates that there as many as 10,000 homeowners who will qualify under the proposed regulations (i.e., homeowners who use their property on an "occasional or intermittent basis" and, therefore, will not otherwise enter their property into the long-term rental market). Under the proposed ordinance, one-third of eligible property owners will not be allowed to participate despite the acknowledgement that the non-participating homeowners will not otherwise make their properties available in the long-term rental market.

In addition, the current proposed ordinance restricts vacation rentals (i.e., non-primary residences) to a rental limit of 30 days per year. Although we understand the need to set reasonable night caps, the current recommendation is arbitrary and, more importantly, inconsistent with the City's 120-day restriction prescribed in the current home sharing ordinance. And, again, is not adequately tied to the intended regulatory purpose.

In order to address the inconsistencies between the arbitrary caps and the regulatory intent, we request that the cap on the number of permits be set at one percent (1%) of the current housing stock. In addition, we respectfully request that you consider raising the cap on the days per year to 120 days, a number consistent with the current home sharing ordinance. These revisions will ensure that responsible homeowners are not wrongfully penalized and everyone who qualifies to participate in both the home sharing and vacation rental ordinances are treated equally.

It remains our intention to act as a good partner within the City of Los Angeles, as well as within all jurisdictions in which we operate. We welcome the opportunity to work together in the direction of responsibly regulating STRs and look forward to working with you further to identify sustainable, workable, and legal ways to assist Los Angeles in increasing compliance with local regulations. Please feel free to contact me at wagonzales@expediagroup.com or 512-505-1615.

Sincerely,

Respectfully,

Walter R. Gonzales

Government Affairs Manager, Southwest Region

11920 Alterra Parkway

Austin, Texas 78758

Direct: 512.505.1615

wagonzales@expediagroup.com



This electronic communication (including any attachment) may be confidential. If this communication is addressed to any Expedia Group personnel or legal counsel, it is also attorney-client privileged. If you are not an intended recipient of this communication, please be advised that any disclosure, dissemination, distribution, copying or other use of this communication or any attachment is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail and promptly destroy all electronic and printed copies of this communication and any attachment.

--



Irene Gonzalez

Senior Management Analyst I

Los Angeles City Planning

200 N. Spring St., Room 278

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1360



LA PC VR Ord Letter 121319 FINAL SIGNED.pdf
1411K

DAY OF HEARING SUBMISSIONS



RECEIVED
CITY OF LOS ANGELES

DEC 19 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

December 17, 2019

The Honorable Karen Mack
Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Dear Commissioner Mack,

On behalf of the California Hispanic Chambers of Commerce (CHCC), I write to express our concerns with the City's draft vacation rental ordinance. As currently written, the ordinance protects hotels -- not housing -- at the expense of thousands of short-term rental hosts, small businesses, and domestic workers.

For decades, the City of Los Angeles has relied on vacation rentals to accommodate the millions of travelers who visit Los Angeles each year. Short-term rentals supplement the income of thousands of Angelenos and generate meaningful economic activity for small businesses throughout Los Angeles. Additionally, short-term rentals contribute \$60 million in tax revenue to help fund city services such as public safety, road repair, and trash removal.

While we support the City's efforts to preserve critical housing stock for long-term rentals, the proposed ordinance would severely restrict vacation rentals with no clear indication that it would achieve its intended purpose of restoring units to the long-term rental market. In fact, per the Planning Department's summary, the vacation rental ordinance is intended to allow "a non-primary residence, occasionally occupied by the owner to serve as short-term lodging for visitors...and the units that would qualify for this program are currently not available to long-term residents." In other words, severely restricting vacation rentals will not return units back to the long-term rental market or help ease the housing affordability crisis.

As the entertainment capital of the world, we know that a vast majority of vacation rentals in Los Angeles belong to individuals who use the property intermittently throughout the year, either to vacation with family or to live in when they visit Los Angeles for work. As the City describes, these units would not otherwise be available to long-term rentals because of the occasional use by owners.

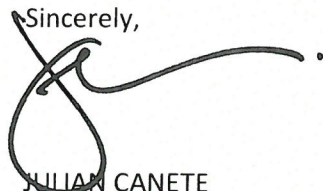
Furthermore, according to the U.S. Census Community Survey, the current number of vacation rentals in Los Angeles represents an insignificant number-- roughly 1%-- of the City's entire housing stock. These units are described as "for seasonal or recreational use" and pale in comparison to the more than 94,000 vacant units across the City.

Given the intermittent use of these rentals, the City should amend its draft ordinance to more accurately reflect the historical presence of vacation rentals in Los Angeles. By increasing the number of allotted permits to match historical figures, the City can preserve the hundreds of millions dollars in economic activity that these vacation rentals generate for small businesses across Los Angeles. Many of these rentals are located outside of tourist hubs and in neighborhoods that have not traditionally benefited from the City's visitor industry. It would also protect the property rights of thousands of Angelenos who rely on short-term rentals to supplement their income.

Finally, as the City faces a projected budget deficit of \$200-\$400 million in the next four years, it's more crucial than ever that it retains valuable tax revenue. As mentioned earlier, vacation rentals help generate tens of millions dollars in transient occupancy taxes each year. Losing this stream of revenue will make it harder for the City to meet the needs and services of residents.

We ask that you amend the proposed draft ordinance to preserve Los Angeles' historical vacation rental stock.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julian Canete', with a large, stylized loop and a long horizontal stroke extending to the right.

JULIAN CANETE
PRESIDENT & CEO

RECEIVED
CITY OF LOS ANGELES

DEC 19 2019



Independent
Lodging
Industry
Association

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

December 17, 2019

The Honorable Members of the Planning Commission
Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Honorable Member of the Los Angeles City Planning Commission,

On behalf of the California Lodging Industry Association (CLIA) and the Independent Lodging Industry Association (ILIA), we write to express our concerns with the City's draft vacation rental ordinance.

The California Lodging Industry Association (CLIA) represents over 1,100 members in California. The mission of the California Lodging Industry Association is to promote, protect and advance the interests of lodging owners and their management teams statewide, and to provide a network of resources to support member efficiency, profitability and professionalism. Founded in 1946, CLIA strives to work hard and educate members on best practices in the industry. CLIA members are predominantly independent hotels, hotel owners, hotel operators, and industry professionals. We are the only lodging association made up of small business owners in the lodging industry in California.

The Independent Lodging Industry Association (ILIA) is a national trade association that was founded in 2010 and represents the voice of independent hotels and owners in California and across the country. ILIA represents over 5,000 members from the lodging industry.

As currently written, the ordinance does not protect housing. In fact, the consequences of the ordinance if enacted comes at the expense of thousands of short-term rental hosts, small businesses, and domestic workers.

California Lodging Industry Association
Independent Lodging Industry Association
1017 L Street, #527 Sacramento, CA 95814 (916) 925-2915
www.clia.org www.independentlodging.org

Although, CLIA and ILIA represent over 5,000 hotels nationally with over 1100 in California, we promote efforts that create a robust travel and tourism industry. Airbnb and Homeaway are not only members of our association, they play a vital role bringing tourism spending to California. Many of our hotels list their properties with both Airbnb and Homeaway by expanding opportunities to increase bookings and offer experiences for the savvy traveler. We believe in preserving a diverse accommodations market that caters to all visitors, but the City's draft vacation rental ordinance threatens the availability of affordable accommodations option for Los Angeles Visitors.

For decades, the City of Los Angeles has relied on second home vacation rentals to accommodate the millions of travelers who visit Los Angeles each year. Short-term rentals supplement the income of thousands of Angelenos, generate meaningful economic activity for small businesses across Los Angeles, and contribute \$60 million in tax revenue to help fund city services such as public safety, road repair, and trash removal.

While we support the City's efforts to preserve critical housing stock for long-term rentals, the proposed ordinance would severely restrict vacation rentals without any clear indication that it would achieve its intended purpose of restoring units to the long-term rental market. In fact, per the Planning Department's own [summary](#), the vacation rental ordinance is intended to allow "a non-primary residence, occasionally occupied by the owner to serve as short-term lodging for visitors... and the units that would qualify for this program are currently not available to long-term residents." In other words, severely restricting second home vacation rentals will not return units back to the long-term rental market or help ease the housing affordability crisis.

As the entertainment capital of the world, we know that a vast majority of vacation rentals in Los Angeles belong to individuals who use the property intermittently throughout the year, either to vacation with family or to live in when they visit Los Angeles for work. As the City describes, these units would not otherwise be available to long-term rentals because of the occasional use by owners.

Furthermore, according to the U.S. Census Community Survey, the current number of vacation rentals in Los Angeles represent an insignificant number-- roughly 1%-- of the City's entire housing stock. These units are also described as "for seasonal or recreational use" and pale in comparison to the more than 94,000 vacant units across the City.

California Lodging Industry Association
Independent Lodging Industry Association
1017 L Street, #527 Sacramento, CA 95814 (916) 925-2915
www.clia.org www.independentlodging.org

Given the nature of these rentals, the City should amend its draft ordinance to more accurately reflect the historical presence of vacation rentals in Los Angeles. By increasing the number of allotted permits to match historical figures, the City can preserve hundreds of millions in economic activity these rentals generate for small businesses across Los Angeles, many of which are located outside of tourist hubs and in neighborhoods that have not traditionally benefited from the City's visitor industry. It would also protect the property rights of thousands of Angelenos who rely on short-term rentals to supplement their income.

Finally , as the City faces a projected budget deficit of \$200-\$400 million in the next four years, it's more crucial than ever that it retain valuable tax revenue. As mentioned earlier, vacation rentals help generate tens of millions in transient occupancy taxes each year. Losing this stream of revenue will make it harder for the City to meet the needs and services of residents.

We ask that you amend the proposed draft ordinance to preserve Los Angeles' historical vacation rental stock and protect the travel and tourism industry.

If you have any questions, please contact me at (916) 925-2915 or bsinghallen@clia.org

Sincerely,

Bobbie Singh-Allen

Bobbie Singh-Allen

Executive Vice-President/ COO

VACATION RENTAL ORDINANCE

These are the same faces that fought the short-term rental ordinance who have been running businesses out of single family and duplex homes meant for los angeles families and children and workers.

These people refuse to rent legally month-to-month or year to year, but instead want the windfall of short term rental because now they have been forced by the short term ordinance to claim these homes as their primary residences.

So, along with the big money from the platforms, they've come back to create a loophole to subvert the short term ordinance with an ordinance that offers none of the protections that prevent abuse of our families and communities.

Look at them, these aren't people who keep a second home in Los Angeles and rent to help with their tax or mortgage bills. If they truly are second homes then make them prove that their primary residence is outside of Los Angeles County.

The wealthy that keep a second home in Los Angeles aren't coming begging the city to write an ordinance to give them some extra cash to pay their mortgages. If they were, they wouldn't be asking for more than thirty days for their second home rental, would they?

This whole movement is disingenuous and this ordinance has so many loopholes that will eviscerate the great gains we made with our short-term ordinance.

1) This proposed ordinance permits the owners to just sign that they were there one day out of the year. Anybody can say that they came once. How can we prove otherwise? Instead of renting long-term as is happening now, they will go back to short-term rental. I see it happening next door to me.

2) This enforcement mechanism does not work. Three chances to break the law with a slap on the wrist each time. Where are the search warrants to catch them? By the 3rd time, if they get caught, the year will be over and there will be thousands of cases in litigation and they'll keep renting in the meantime.

I know because my neighbors have had their illegal occupation case tied up in litigation with the city for the last three years and have never stopped renting illegally.

3) And how is the city going to prove that they aren't renting for more than 30 days in a year? Do we really have the staff and enforcement to go through every platform and every private transaction to prove that they rented it for more than 30 days if it takes 3 years to bring an illegal occupation case to court?

4) This proposed ordinance will take thousands of units off the month-to-month and long-term rental market, destroy our families, our communities, and schools.

5) Ok, if they're so honest and it's a true second home, then make them prove they have a primary residence outside of LA county; and at the beginning of the year, make them pick the month out of the year, when they plan on being out of town to rent, period, no substitutions.

Otherwise, if they can't afford to keep a second home in Los Angeles without running a rental business out of it, put it back into housing stock where it belongs, so people and families that live and work here can use it!

In my opinion, this unenforceable proposed ordinance is being pushed by the same greedy absentee hustlers who could care less about their neighbors or communities. I know because I've seen and heard the brazen violations next door, every single day and night for the past couple of years. Thank you. Matt Berger

MATB

FILE COPY