



## PACIFIC PALISADES COMMUNITY COUNCIL

---

September 10, 2018

Hon. Samantha Millman, President; Vahid Khorsand, Vice-President; and Members  
Los Angeles City Planning Commission  
Department of City Planning  
200 N. Spring Street  
Los Angeles, CA 90012

via email to: [cpc@lacity.org](mailto:cpc@lacity.org)

**Re: CPC-2016-1243-CA; ENV-2016-1277-ND (proposed Home-Sharing Ordinance);  
Hearing: 9/13 -- OPPOSE IN PART**

Dear President Millman, Vice-President Khorsand and Members of the City Planning Commission:

### **Introduction**

Pacific Palisades Community Council (PPCC) is the most broad-based community organization in Pacific Palisades and has been the voice of the community since 1973. PPCC is one of the oldest continuously operating councils of its type in Los Angeles and served as a model for many current neighborhood councils. PPCC holds open, public elections for nine board seats; conducts open, public board meetings; and serves the same function as a neighborhood council: to provide a forum for the discussion of issues and to advise government on matters of community concern.

PPCC is also a respected member of the Westside Regional Alliance of Councils (WRAC), an alliance of all 13 neighborhood and community councils on the Westside of Los Angeles.

As acknowledged by Councilmember Mike Bonin: “[PPCC’s] role is identical to that of a certified neighborhood council . . . They provide the same crucial function in vetting community issues and providing a respected and open forum for evaluating development proposals and land use matters.” [Motion in Council File 13-1625]

### **PPCC Position**

PPCC has long opposed legalization of home-sharing (short term rental activity) in all residential zones. However, we have also taken the position that if legalization is to occur certain key provisions must be included.

The current version of the proposed Home-Sharing Ordinance (the Ordinance) contains some but not all of the provisions that PPCC supports and requires. For example, we support provisions to require the rental unit to be the host’s primary residence (and also to require proof of residence and liability insurance for the activity); to require hosts to register and obtain a City permit (with notice to property owners within 500 ft.); to impose an annual cap on home-sharing (but no more than 90 days); and to establish a trust fund for TOT receipts, to be used for enforcement.

PPCC opposes establishing an annual home-sharing cap of 120 days. In addition, PPCC, along with a supermajority of WRAC members (10 of 13), opposes any process to allow for extended home-sharing. PPCC strongly supports that advance notice to property owners or residents within at least 250 ft. must be required for any extension of the annual cap, and therefore opposes the provisions calling for notice of extended home-sharing only to “adjoining and abutting” property owners and occupants.

Finally, PPCC supports the establishment of a private right of action by adversely affected residents in the community and therefore urges that the proposed ordinance be amended to so provide.

See PPCC position letters and resolutions dated September 28, 2015, October 25, 2015, June 16, 2017, February 22, 2018 and April 30, 2018 at <http://pacpalicc.org/index.php/organizations/>.

See also WRAC letter of February 5, 2018 at [http://pacpalicc.org/wp-content/uploads/2018/02/WRACRecommendation\\_ShortTermRentalsOrdinance\\_020518.pdf](http://pacpalicc.org/wp-content/uploads/2018/02/WRACRecommendation_ShortTermRentalsOrdinance_020518.pdf).

PPCC respectfully urges that the proposed ordinance be further revised consistent with the positions held by PPCC and WRAC, as set forth above.

Sincerely,



George Wolfberg

Chair

Pacific Palisades Community Council

cc: Hon. Mike Bonin, Councilmember, Council District 11 -- [mike.bonin@lacity.org](mailto:mike.bonin@lacity.org).

Matthew Glesne – [matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)