



MINUTES

Virtual Ad Hoc Home Sharing and Party House Ordinance Committee Meeting Thursday August 13, 2020 12:00 p.m. – 1:30 p.m.

- 1. Call to Order/Roll:** Ellen Evans, Co-Chair, called meeting to order at 12:02 pm.
8 Present: Ellen Evans, Robin Greenberg, Samantha Cannon, Stella Grey, Maureen Levinson, Darby Manning, James Murray. Stephanie Savage arrived at 12:15
1 Absent: Marlena Doktorczyk-Donahue
- 2. Motion:** Approve August 13, 2020 Agenda
Moved: Robin; **seconded:** Maureen 7/0/0
- 3. Motion:** Approve January 16, 2020 Minutes
Motion tabled. Further work on minutes is necessary.
- 4. Public Comments**

Anne Bick commented that she's glad we have this committee to deal with the party house ordinance. She encounters lots of problems and resistance on the part of LAPD to deal with the problems in her area, which is in zip code 90077.

Ellen Evans commented that Committee should put party house enforcement tips on the website. Also Nicholas Greif said that automatic removal of listings with no permits numbers and listings that use denied permit numbers should start happening very soon.

Darby Manning commented that she is very frustrated with the situation and particularly with the amount of attention even a single problem property can take, and even then there is still a major enforcement issue.

Maureen Levinson commented that she reached out to West LA enforcement bodies. There will now be a party car in West LA on weekends and enforcement of the Party House Ordinance should improve.
- 5. Discussion and possible motion:** Articulate committee goals for the year.
Committee decided that our priorities are:
 - To educate our community about what is and isn't permitted under the party house and home-sharing ordinances.
 - To disseminate timely information to our constituents and to the media.
 - To empower community members to deal with problems in our area
 - To investigate problems with the ordinances and with enforcement
 - To recommend improvements to these ordinances and to the noise ordinance
- 6. Discussion and possible motion:** Report from committee members on independent public records act requests, resulting information and other independent enforcement ideas.
Ellen and Stephanie reported on Public Records Act requests to the City, and the information received for those requests. Different enforcement possibilities were discussed, particularly to expose fraudulent claims of primary residence.

The Committee decided to invite Captain Thom of West LA LAPD and Verónica de la Cruz-Robles to an upcoming meeting to discuss enforcement issues.

7. **Discussion and possible motion:** Discussion of questions and procedure for Robert Duenas of City Planning for his presentation about homesharing ordinance enforcement progress at the upcoming BABCNC meeting on August 26.

A list of questions was developed. The document with the questions is attached. Committee members will have priority for asking questions at the NC meeting before other board members. This is to ensure that our questions get answered.

8. **Adjournment:** Moved and seconded. Adjourned at 1:06 pm.
9. **Next Meeting Date:** September 2, 2020, Noon

APPENDIX A

Questions for Bob Duenas:

Revenue

How much revenue has accrued to the City from home-sharing activities?

Enforcement

How can neighbors be sure that Planning is aware of all ACE and other citations issued at a property?

How does Planning keep track of days rented?

Some short term rentals are occurring outside of any platform that neighbors have been able to find. How would neighbors go about reporting these?

If it's revealed in a listing that the home-share is not the host's primary residence, will Planning consider that a violation?

Sometimes non-primary owners enlist others to pose as tenants in order to secure a permit. How can we report this activity to Planning, and would Planning follow up on this?

Transparency

Can information about permit applications and fines be made available on a public website so that nearby residents have easy access to information that can help them maintain the peace or their surroundings?

Citations and Fines

A \$500 fine is not enough to keep the bad actors in our neighborhoods from continuing to rent, especially when many have four and five figure nightly rental rates. When will Planning institute the types of fines allowable under the ordinance that would actually discourage the bad actors in our neighborhoods?

When there is no permit, who does the citation go to?

Does the City have any plans to punish those who have violated the ordinance for a full year, particularly those that have been listing with no permit #s or denied permit #s who may be eliminated from the Airbnb platform soon?

Grievances

Can a grievance process be set up for neighbors experiencing issues with problem properties?

Platforms

What steps are being taken to reach agreement with platforms other than Airbnb?

How many platforms is Planning currently aware of?

What will the City do if an entire platform is a bad actor (Maimon Group, for example)?

Event Spaces

Often home-shares are rented out for events, and sometimes private residences are listed as event spaces (see Maimon Group). Our neighborhoods are not zoned for commercial activity. Does Planning have any plan to specifically target residential rentals for events?