



Bel Air-Beverly Crest Neighborhood Council
Ad Hoc Committee on Home Sharing and Party House Ordinances
Tuesday, November 7, 2023, 5:30 P.M.

DRAFT MINUTES

Call to Order and Roll Call

Meeting was called to order at 5:39 pm

Name	P	A	Name	P	A
Ellen Evans, Chair	X		Robin Greenberg	X	
Bobby Kwan		X	Vadim Levotman		X
Nickie Miner (virtual)	X		Robert Schlesinger		X
Stephanie Savage	X		Gail Sroloff	X	
Leslie Weisberg		X	Samantha Cannon		X
Maureen Levinson (6ish)	X		Darby Manning	X	
James Murray	X		Travis Longcore, <i>Ex Officio</i>	X	

- Motion:** Approve November 7, 2023 Ad Hoc Committee on Home Sharing and Party House Ordinances meeting agenda.
Moved by Stephanie Savage; **seconded** by Gail Sroloff; **7/0/0; passed.**
- Motion:** Approve March 15, 2023 Ad Hoc Committee on Home Sharing and Party House Ordinances meeting minutes.
Moved by Stephanie Savage; **seconded** by Darby Manning; **7/0/0; passed.**
- General Public Comment:** No public comments were taken.
- Chair Report:** The Chair reported on the City’s action against Nightfall Group as well and shared information about an outside meeting with Planning, LADBS and Housing about the report-back. An increase in party house activity in the Bird Streets was also noted. Outdatedness of party house handbook was also mentioned.

New Business:

- Discussion and Possible Motion**
Review Home Sharing Enforcement Report
(https://clkrep.lacity.org/onlinedocs/2014/14-1635-S10_misc_10-05-23.pdf) delivered to Council and attached to Council File 16-1435-S10 as well as any other related reports submitted to related files and delivered before meeting time.
Motion: To write a CIS making the following points:
 - Support all the recommendations in the report

- The short-term rental program must be self-supporting
- A new department to administer and provide enforcement for short-term rentals should be created. Neighborhood Councils should be involved in the creation and operation of the department. A citizen governance body should oversee the department, with members to be appointed by Neighborhood Councils
- Complaints must have consequences. A mechanism for handling complaints must be established, particularly for those instances in which the complaints are related to permits held by individuals who have apparently claimed primary residency at a property without actually living there. The City needs to do a better job of listening to residents.
- Submission of false information for the purpose of obtaining a home sharing permit must have consequences.
- Fines for violations need to be commensurate with property value
- Platforms must be required to register
- Vacation rental brokers who have own website should be required to register and follow a set of regulations in order to ensure compliance
- Whole house rentals represent the large part of the problem and should be regulated more strictly.
- All applicants should provide proof of homeowners or renters insurance specifically permitting and covering home sharing activity.
- In Very High Fire Hazard Severity Zones, proof of liability insurance with coverage levels sufficient to compensate neighbors in the event of a catastrophic fire must be provided.
- The City must reserve the right to enter properties with short-term rentals in order to inspect for safety and compliance, and no permit should be issued without an inspection.
- Permits should be displayed on site.

Moved by Ellen Evans; **seconded** by Gail Sroloff; **8/0/0**; **passed**.

6. **Discussion**

Discuss operation of the home sharing records portal found at

<https://losangelesca-self.govplatform.com>.

Item was tabled.

7. **Discussion and Possible Motion**

Discuss path forward for our Party House Handbook.

Item was tabled pending further information.

Good of the Order

None.

Adjournment at 6:45 pm Next meeting time: TBD