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# CITY OF LOS ANGELES CALIFORNIA



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## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** ENV-2019-7046-ND

**Project Location:** Citywide

**Project Description:** The Vacation Rentals Ordinance is an ordinance that establishes regulations to permit the use of certain non-primary residences as short-term Vacation Rental units. As discussed in more detail in the Project Description, 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 Vacation Rental permits available citywide and in each community plan area, allowing an 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 Vacation Rental permittees 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").

**Schedule:** The City of Los Angeles will receive comments on the negative declaration beginning June 4, 2020 for 30 days, ending July 6, 2020. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the negative declaration and all documents referenced in the proposed negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 701, Los Angeles, CA 90012.

Signature: \_\_\_\_\_

*Patricia Whalen*

Date: \_\_\_\_\_

*6/9/20*