

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
SHORT-TERM RENTALS TITLE 22 ORDINANCE AMENDMENT
PROJECT NO. PRJ2023-002077-(1-5)
PLAN NO. RPPL2023003020

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles (“County”) conducted a duly noticed public hearing on April 24, 2024 to consider the Short-Term Rentals Title 22 Ordinance Amendment (“Ordinance Amendment”), an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code (“County Code”) to implement Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

WHEREAS, the Commission finds as follows:

1. On March 19, 2019, the County of Los Angeles Board of Supervisors (“Board”) directed the preparation of an ordinance to regulate Short-Term Rentals in the unincorporated Los Angeles County. The motion aimed to strike a balance between the economic benefits of short-term rentals and the negative impacts to housing stock, neighborhood character, and quality of life for residents.
2. On April 9, 2024, the Board adopted the Short-Term Rentals Ordinance (“STR Ordinance”) which incorporated a new Division 3 (Short-Term Rentals Registration) to Title 7 (Business Licenses) of the County Code, and directed Regional Planning to prepare amendments to Title 22 to ensure the applicability of the STR Ordinance throughout the unincorporated areas and to strengthen the County's ability to enforce the STR Ordinance.
3. Consistent with the STR Ordinance, the Ordinance Amendment allows Short-Term Rentals as an accessory use to existing dwelling units in zones that permit residential uses.
4. The Ordinance Amendment maintains the prohibition of the use of ADUs for STR purposes in accordance with the existing Title 22 ADU Ordinance, which was incorporated by the STR Ordinance.
5. The Ordinance Amendment is consistent with and is supportive of policies of the General Plan, such as providing economic opportunities and protecting against residential displacement.
6. Approval of the Ordinance Amendment is in the interest of public health, safety, and general welfare and in conformity with good zoning practice.
7. The Ordinance Amendment is consistent with other applicable provisions of Title 22.
8. Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures requires that all zoning ordinances be reviewed by ALUC for consistency with the local airport land use compatibility plan. ALUC staff reviewed this Ordinance Amendment and determined that it does not pose any compatibility concerns with

the County Airport Land Use Plans. Pursuant to California Government Code 65852.2(a)(11), STRs do not increase density in residential zones nor modify the existing residential land use designations established by a general plan, and therefore are not considered an area of concern from an airport compatibility perspective.

9. In partnership with the County Treasurer and Tax Collector, staff conducted extensive public outreach with stakeholders, including 26 meetings with local town councils, community groups, property owners, and other stakeholders.
10. This project is not subject to the California Environmental Quality Act ("CEQA") because the Ordinance Amendment being proposed is not a project under CEQA pursuant to section 21065 of the Public Resources Code, section 15378 of the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. Additionally, the project is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment. Finally, even if the project can be considered a project under CEQA, it qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines.
11. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in 12 local newspapers and postcards were mailed to 234 addresses, including town councils and community-based organizations.
12. The Ordinance Amendment does not apply to the County's Coastal Zones;
13. On April 24, 2024, the Commission conducted a duly-noticed public hearing. The Commission found that the project is exempt from the California Environmental Quality Act and moved to adopt the resolution recommending approval of the Ordinance Amendment to the Board of Supervisors, with a unanimous vote.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the Short-Term Rentals Title 22 Ordinance Amendment;
2. That the Board find that the Short-Term Rentals Title 22 Ordinance Amendment is exempt from the California Environmental Quality Act for the reasons set forth in the record;
3. That the Board determine that the Short-Term Rentals Title 22 Ordinance Amendment is compatible with and supportive of the goals and policies of the General Plan, is in the interest of public health, safety, and general welfare, is in conformity with good zoning practice, and is consistent with other applicable provisions of Title 22; and
4. That the Board adopt the Short-Term Rentals Title 22 Ordinance Amendment.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on April 24, 2024.

Elida Luna

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By *Kathy Park*
Kathy Park
Deputy County Counsel
County of Los Angeles