

**SUMMARY OF PUBLIC HEARING PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
PROJECT NO. PRJ2023-002077-(1-5)  
ADVANCE PLANNING CASE NO. RPPL2023003020  
SHORT-TERM RENTALS TITLE 22 ORDINANCE AMENDMENT**

**April 24, 2024**

On April 24, 2024, the Regional Planning Commission (Commission) conducted a duly noticed public hearing to consider the Short-Term Rentals Title 22 Ordinance Amendment (Ordinance Amendment), Advance Planning Case No. RPPL2023003020. Regional Planning staff provided an overview of the Ordinance Amendment, and Treasurer Tax Collector (TTC) staff assisted with responding to the Commission.

The Commission received testimony from four speakers. One speaker spoke in favor, one expressed concerns, and two spoke in opposition to the Ordinance Amendment.

The Commission asked staff to address the public's concerns. Staff stated that outreach was limited because it is an amendment to Title 22 to implement the already approved Title 7 Ordinance. Staff stated that Regional Planning participated in TTC's meetings for the Title 7 Ordinance and notices regarding the Ordinance Amendment were sent to Regional Planning's courtesy list. In response to a statement from a speaker that materials were not made available to the public, staff clarified that documents pertaining to the Ordinance Amendment were uploaded to [planning.lacounty.gov](http://planning.lacounty.gov) and Legistar in advance of the Commission meeting. Staff also stated that enforcement has been an issue, so the establishment of this program via the Title 7 Short-Term Rentals Ordinance provides communities with a way to address the nuisances associated with short-term rentals.

The Commission stated that since TTC conducted outreach, that would be confusing to the community. Staff stated that most of the outreach was conducted prior to the Board of Supervisors hearing.

The Commission asked staff about the issue raised regarding enforcement, what is being proposed, and what will be provided for the community. Staff stated that TTC will oversee and handle the majority of the enforcement issues and Regional Planning will support ensuring compliance with Title 22. Staff further stated that the Ordinance Amendment needs to be in place before the TTC program becomes effective.

The Commission asked staff to address speakers' concerns related to issues of nuisance short-term rentals. Staff answered that the Title 7 Short-Term Rentals Ordinance includes provisions that require a local contact person to be designated for each short-term rental. Staff stated that the local contact person is responsible for remedying issues related to nuisances.

The Commission asked if Transient Occupancy Tax (TOT) is collected from this program. TTC staff stated that TOT must be remitted to the County by hosts per the Title 7 Ordinance.

The Commission asked how TTC plans on getting hosts to comply and whether or not TTC is reliant of cooperation from short-term rental listing platforms to identify hosts. TTC staff stated that TTC will use technology that scrubs listings on the web to identify and provide a list of properties available as short-term rentals.

On a motion by Commissioner Moon and seconded by Commissioner Duarte-White, the Commission moved to close the public hearing and find the project exempt from the California Environmental Quality Act (CEQA), with a unanimous vote.

On a motion by Commissioner Moon and seconded by Vice Chair Louie, the Commission moved to adopt the resolution recommending approval of the Ordinance Amendment to the Board of Supervisors, with a unanimous vote.

**VOTE:**

Concurring: Duarte-White, Hastings, Louie, Moon, O'Connor

Dissenting: None

Abstaining: None

Absent: None

Action Date: April 24, 2024