clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-0029-S1

2 messages

LA City SNow <cityoflaprod@service-now.com> Thu, Aug 20, 2026 at 5:20 PM
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: eevans@babcnc.org, Clerk.CIS@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enable by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website.Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Councils rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

******** This is an automated response, please DO NOT reply to this email. ********

Contact Information
Neighborhood Council: Bel Air-Beverly Crest
Name: Ellen Evans
Email: eevans@babcnc.org
The Board approved this CIS by a vote of: Yea(21) Nay(0) Abstain(0) Ineligible(2) Recusal(0)
Date of NC Board Action: 07/22/2026
Type of NC Board Action: Against

Impact Information
Date: 08/21/2026
Update to a Previous Input: No
Directed To: City Council and Committees
Council File Number: 25-0029-S1
City Planning Number:
Agenda Date:
Item Number:
Summary: The Bel Air-Beverly Crest Neighborhood Council opposes the proposed temporary Vacation Rental Program under Council File 25-0029-S1 and requests that the City Council reject it. See attached for details.

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BABCNC CIS_Item#14 Vacation Rental Units_Illegal Short-Term Units_Meeting_07-22-2026.pdf
275K

Bel Air Beverly Crest
NEIGHBORHOOD COUNCIL
Building a Better Community

July 22, 2026

Community Impact Statement Opposing the Proposed Temporary Vacation Rental Program under Council File 25-0029-S1 and requests that the City Council reject it.

Motion: The Bel Air-Beverly Crest Neighborhood Council opposes the proposed temporary Vacation Rental Program under Council File 25-0029-S1 and requests that the City Council reject it.

In particular, the Board notes that:

1. City Planning's own analysis identifies Bel Air-Beverly Crest as having the lowest short-term rental "tipping point" of any Community Plan Area in Los Angeles, at 16 days, meaning any Vacation Rental program, temporary or permanent, would create the single strongest financial incentive citywide to convert long-term hillside housing into short-term rentals, directly undermining the program's stated goal of minimizing housing impact;

2. A "temporary" program tied to a sunset date is not a meaningful safeguard against these effects, since the underlying financial incentive to convert housing exists for the full duration of the program and housing, once converted, is not readily returned to the long-term market;

3. The proposed pre-ownership condition, requiring Vacation Rental properties to have been owned by the host on or before December 31, 2025, does not meaningfully protect BABCNC communities, where many non-primary residences were purchased before that date and could immediately become eligible for short-term rental use;

4. The proposal does nothing to address the existing, well-documented enforcement shortfalls in the Home-Sharing program under Council File 14-1635-S10, including the City's apparent failure to suspend or revoke any Home-Sharing registrations despite years of well-documented, flagrant violations; layering a second, temporary short-term rental program on top of an already under-resourced enforcement system will worsen those shortfalls rather than resolve them;

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Vice President – Leg. Affairs
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Bel-Air Crest Master Association
Bel Air Hills Association
Bel Air Ridge Association
Benedict Canyon Association
Casiano Estates Association
Doheny-Sunset Plaza Neighborhood Assn.
Holmby Hills Homeowners Association
Laurel Canyon Association
Residents of Beverly Glen

RESIDENTIAL DISTRICTS
Bel Air Glen District
Franklin-Coldwater District
North of Sunset District
NON-RESIDENTIAL REPRESENTATION
At-Large Members
Commercial or Office Enterprise Districts
Custodians of Open Space
Faith-Based Institutions
Public Schools
Private Schools K–6 and 7–12

5. Nearly the entirety of BABCNC's territory lies within Very High Fire Hazard Severity Zones, where an influx of transient vacation-rental guests unfamiliar with evacuation routes and fire-safety requirements poses a heightened public safety risk during large regional events already expected to strain emergency services and hillside road capacity; and

6. Short-term rentals in hillside neighborhoods have repeatedly been linked to nuisance party-house activity, including at non-primary residences in BABCNC communities, an issue the Board has engaged on extensively through Council Files 12-1824-S2 and 12-1824-S3; the City should not expand eligibility for transient lodging while LAPD and other enforcement agencies lack sufficient personnel and tools to reliably enforce existing party-house and short-term-rental rules.

   This CIS was approved by the Board of the Bel Air-Beverly Crest Neighborhood Council (BABCNC) at publicly-noticed full monthly board meeting on July 22, 2026. The motion to approve the CIS passed 21-0-0; with 2 ineligible to vote.

Thank you for your consideration of these comments.

Sincerely,



Ellen Evans
President, Bel Air-Beverly Crest Neighborhood Council

cc: board@babcnc.org