



County of Los Angeles

October 8, 2024

Dawyn R. Harrison
County Counsel

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012



**Re: Project No. PRJ2023-002077-(All Districts)
Title 22 – Planning and Zoning – Short-Term Rentals
Ordinance Amendment
(09/17/24 Board Agenda; Item No. 6)**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to ensure consistency and facilitate the implementation of Los Angeles County's Short-Term Rentals Ordinance ("Ordinance") established in Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code. At the conclusion of the public hearing, your Board indicated an intent to approve the Ordinance. Enclosed are the analysis and Ordinance for your consideration.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
ROLAND TRINH
Senior Deputy County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

RT:av

Enclosures

c: Fesia A. Davenport, Chief Executive Officer
Edward Yen, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code ("County Code"), to provide for the establishment of short-term rentals pursuant to Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

DAWYN R. HARRISON
County Counsel

By 
ROLAND TRINH
Senior Deputy County Counsel
Property Division

RT:av

Requested: 09/04/24

Revised: 10/01/24

ORDINANCE NO. _____

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code ("County Code"), to provide for the establishment of short-term rentals pursuant to Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

...

Road. An open way used for the passage of vehicles, and includes alleys, streets, and highways.

Room rental. The use of a room or rooms for the purpose of providing tenancy for compensation for periods of more than 30 consecutive calendar days.

...

SECTION 2. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Senior citizen residence. See "Accessory dwelling unit."

Short-term rental. As defined in Title 7 (Business Licenses) of the County Code, the use of a Primary Residence (as defined in Title 7), or portion thereof, for the purpose of providing temporary lodging for compensation for occupancy of 30 consecutive calendar days or less, counting portions of days as full days.

...

SECTION 3. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Shared water wells	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>Section 22.140.770</u>
...						

...

SECTION 4. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4,

and R-5.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Shared water wells	MCUP	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.770</u>
...							

...

SECTION 5. Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Room rentals ⁶	P							P
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.770</u>
...								

...

SECTION 6. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Room rentals ⁴	P		P
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.770</u>
...			

...

SECTION 7. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Rental, leasing, and repair of articles sold on the premises, accessory to retail sales	P	
<u>Short-term rentals</u>	<u>P</u>	<u>Section 22.140.770</u>
...		

...

SECTION 8. Section 22.140.640 is hereby amended to read as follows:

22.140.640 Accessory Dwelling Units and Junior Accessory

Dwelling Units.

...

F. Use Restrictions. An accessory dwelling unit or a junior accessory dwelling unit shall be subject to all of the following use restrictions:

...

2. Duration of Tenancy. An accessory dwelling unit or a junior accessory dwelling unit may only be used as a rental unit for a period of ~~at least~~more than 30 consecutive days, in accordance with Section 22.140.770 (Short-Term Rentals).

...

SECTION 9. Section 22.140.770 is hereby added to read as follows:

22.140.770 Short-Term Rentals.

A. Purpose. This Section establishes standards for short-term rentals in this Title 22 in accordance with Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

B. Applicability. This Section applies to short-term rentals in all zones where permitted, except that in a Coastal Zone, short-term rentals shall be subject to the regulations set forth in an applicable Local Coastal Program.

C. Guest Occupancy. Guest occupancy is limited to two persons per bedroom, plus two, with a maximum occupancy of 12 guests per booking or reservation.

D. Business License. All hosts shall register in accordance with Division 3 of Title 7 of the County Code.

E. Prohibited Uses. The following shall not be used for short-term rentals:

1. Habitable accessory structures, including, but not limited to, accessory dwelling units and junior accessory dwelling units, guesthouses, pool houses, and recreation rooms;

2. Non-habitable structures, including, but not limited to, garages, storage sheds, and vehicles; and

3. Temporary structures used as a place of abode, including, but not limited to, houseboats, tents, and treehouses.

F. Enforcement. In addition to the enforcement procedures of Chapter 22.242 (Enforcement Procedures) for violations of the uses and standards for short-term rentals as set forth in this Title 22, short-term rentals shall be subject to the enforcement procedures in Division 3 of Title 7 of the County Code.

SECTION 10. Section 22.306.020 is hereby amended to read as follows:

22.306.020 Definitions.

The following terms are defined solely for this CSD:

Bed and breakfast establishment. Bed and breakfast establishment means a residence containing guest rooms used for ~~short-term rental accommodations~~temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides breakfast for guests of the facility;

Bedroom. Any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.

...

Encroachment plane. An inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line;

SECTION 11. Section 22.336.020 is hereby amended to read as follows:

22.336.020 Definitions.

The following terms are defined solely for this CSD:

...

Bed and Breakfast Establishment. A single-family residence containing guest rooms used for ~~short-term rental accommodation~~temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides meals for guests of the facility.

...

[2214180RTCC]