



PO Box 49427 ♦ Los Angeles, California 90049 ♦ (310) 471-8712 ♦ info@brentwoodhomeowners.org

October 13th, 2015

Councilmembers Jose Huizar (Chair, PLUM Committee and member, Housing Committee), Marqueece Harris-Dawson (Vice-Chair, PLUM Committee and member, Housing Committee), Gil Cedillo (Chair, Housing Committee and member, PLUM Committee), Felipe Fuentes (Vice-Chair, Housing Committee and member, PLUM Committee), Mitchell Englander (member, PLUM Committee) and Curren D. Price, Jr. (member, Housing Committee)

Councilmembers Mike Bonin, Herb J. Wesson, Jr. and Paul Koretz (respectively, co-sponsors and second of "Short Term Rentals" Motion in CF-14-1635-52)

Los Angeles City Hall, 200 North Spring Street, Los Angeles, CA 90012
Los Angeles City Clerk, 200 North Spring Street, Room 395, Los Angeles, CA 90012

Via Email and Mail

Re: OPPOSED - CF 14-1635-S2, "Short-Term Rentals / Transient Occupancy Tax / City's Affordable Housing Trust Fund" Motion

Honorable Councilmembers:

The Brentwood Homeowners Association ("BHA") is a volunteer group made up of over 3,000 single family residential property owners in Brentwood. At its regular meeting on September 8, 2015, BHA's board discussed short-term rentals in existing residential ("R") zones where that activity is presently illegal throughout the City of Los Angeles. BHA then contacted our stakeholders, and most all told us they do not want their neighbors operating a short term rental business. We believe the answer would be the same if the question were fairly presented to single family neighborhoods throughout the City. On October 4, 2015, BHA passed the following motion:

"BHA opposes the Motion in CF 14-1635-S2, sponsored by Mike Bonin and Herb J. Wesson, Jr. BHA opposes any change in the current zoning laws regarding short-term rentals."

BHA urges that you consider the following four (4) points of concern:

1. The City's current regulations in fact do "anticipate" and "effectively" regulate short-term rentals, contrary to paragraph 4 of the Motion in CF 14-1635-S2. They are illegal in R zones for very good reasons. Brentwood is comprised of cohesive residential neighborhoods with strategically located commercial zones, and the BHA represents a geographic area with over 3,100 single-family homes. Our residential neighborhoods were never intended to accommodate hotel-like environments with transient occupancy by strangers and the noise, parking, traffic, litter and other activities not usual and customary. Neighborhood Watch programs (founded on residents knowing their

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neighbors) are compromised and emergency responders are placed at-risk by having to respond to increased and unknown numbers of people coming and going out of what were meant to be single dwelling units.

2. Furthermore, the BHA territory has hillside areas, very high fire hazard severity zones, and areas with limited parking and narrow streets; these factors lead to increased risk for residents and short term renters alike -particularly since the Bonin/Wesson Motion does not call for fire and public health inspections or compliance.
3. The answer to technology, innovation, and the way that some people want to travel, make friends or make ends meet is not a blanket commercialization of the City's neighborhoods, including Brentwood. Enacting new home-sharing legislation would only be more complex and it is not realistic to expect enforcement of more liberal and multi-faceted rules when the City has not enforced the very clear zoning restriction presently in place. As it is, the City cannot keep up with the myriad online platforms for short-term rentals, some of which (like Airbnb) do not disclose identifying information about the properties such as a simple street address. It is delusional to expect that Airbnb will help with enforcement - - time after time, they have testified before governing bodies throughout the country and refused to divulge any information about their Hosts. In response to allegations that the City does not have the resources or will to enforce existing zoning, BHA suggests that the existing LAMC be amended to allow property owners a private right of action, with recovery of attorney's fees, in response to the illegal operation of short-term rentals in residential zones.
4. The way to preserve rental housing and protect the character of residential neighborhoods is not to legalize short-term rentals and collect a transient occupancy tax in order to pay for "crucial," yet undefined, city services. BHA is very concerned that residential zones will be negatively impacted as a "money grab" for the City. We are concerned that the City will be drawn to this proposal to achieve additional tax revenues, at the expense of degraded residential property values. The financial problems of a relatively few residents, and the financial problems of the City must not be solved on the backs of homeowners who had a right to expect that the residential neighborhood in which they made a large investment would be commercialized in any manner.
5. BHA is extremely concerned about an increasing assault on low-density and in particular R-1 zoning by regulation and planning measures which erode traditional protections long relied-upon by homeowners. We view the Bonin-Wesson Motion as threatening the destruction of the character and safety and cohesiveness of the single family neighborhood that has meant something since the beginning of urban zoning. With respect and great urgency, we request that instead of legalizing short-term rentals, ***the City should take firm steps to enforce existing law.***



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Thank you for your consideration.

Sincerely,

Raymond Klein
President
Brentwood Homeowners Association

cc (via email):

Hon. Eric Garcetti, Mayor, City of Los Angeles

Michael LoGrande, Director of Planning, Department of City Planning

Tom Rothmann, Senior City Planner, Department of City Planning

Raymond Chan, General Manager, Department of Building & Safety

Lincoln Lee, Chief, Code Enforcement Bureau, Department of Building & Safety

Larry Galstian, Chief, Inspection Bureau, Department of Building & Safety

David Lara, Assistant Chief, Inspection Bureau, Department of Building & Safety

Sharon Dickinson, Legislative Assistant, City Council PLUM Committee —

with request for filing in CF 14-1635-S2