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From: **Karl Hamann** <[karlhamann11@gmail.com](mailto:karlhamann11@gmail.com)>

Date: Thu, Sep 7, 2017 at 6:55 PM

Subject: Council File: 14-1635-S2, Title: Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

To: [cityclerk@lacity.org](mailto:cityclerk@lacity.org)

I would like to make the Council aware of my personal experience dealing with short term rentals (“STRs”) in Los Angeles. I have lived in Silver Lake, in Council District 13, in a R1 residential district, since 1994. I am a renter.

Four years ago, the house across the street from me became a full time AirBnb STR. The property owners did not live there. Instead, they turned the house into a full time hotel. Our quiet neighborhood was disrupted by the arrival of multiple rounds of “guests” every week. My neighbors, my wife and I tried to have the rental shut down, because STRs are banned in our residential zone. The owners of the rental retaliated, harassing, threatening and even taking legal action against us when they became aware of our efforts to close them down.

This was four years ago. Despite our efforts, the City never enforced the ban on STRs. We are still waiting for the City to enact an ordinance regulating STRs. Meanwhile, the number of STRs around us in Silver Lake is growing, many of them are properties that are run full time as STRs, without any host/owner living there.

I believe the Council must balance the legal rights of residents who do not, or who cannot, rent short term with the claimed rights of those who do.

I believe a cap of 60 to 90 days on STRs at each location is fair and sufficient for all homeowners who operate STRs to make considerable additional income.

I also believe that STRs must be limited to properties where the host is the primary resident. Otherwise, the commercialization of STRs will continue, homes will be taken off the market to be used for STRs only, renters will be evicted, and their apartments will be converted into STRs.

I also believe that the City must enact the means to enforce any regulations established to deal with STRs. Without meaningful enforcement, regulation is meaningless.

Los Angeles has a severe housing shortage. Nearly every community in Los Angeles is dealing with the issue of unregulated STRs. Continually taking properties off the market to be run as STRs will only intensify the crisis, driving up rents and home prices.

Respectfully yours,

Karl Hamann

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