

Opposition to Eliminating Primary Residence Requirement

1 message

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Mon, Jun 24, 2019 at 4:12 PM

To: clerk.plumcommittee@lacity.org

I was unable to attend the committee meeting on June 18th. In lieu of my attendance at said meeting, attached please find my letter in opposition to striking the provision of the home sharing ordinance that would require legal Airbnb's to rent only primary residences. Please read the attached carefully and contact me if you have any questions. I can be reached at (323) 377-9245.

I appreciate in advance the opportunity to comment.

Cam



Air BnB Home Sharing Ordinance Letter.pdf

31K

I am writing the decision-makers in the City of Los Angeles about the Airbnb Home Sharing Ordinance. Specifically, I am addressing the portion of the Ordinance requiring the rented home to be a primary residence. I have first hand knowledge of the impact of someone buying a fairly priced home and renting it as a hotel for the past 4 years in my neighborhood.

I have lived in my current neighborhood in Northeast Los Angeles (Los Feliz) for the past 18 years, always improving my property. The home next to me was purchased 4 years ago and the property owner has never taken up residence, though she lives in Venice, CA. Since then, the home has been rented full-time to various people, and maintenance is rarely done on the property. The lot is overwatered and the sprinklers are on even in the rain. As well, the house's exterior paint is peeling, there is broken equipment in the backyard, the house gardens are overgrown, and so much more. A poorly maintained property serves as an invitation to criminally opportunistic individuals scouring Los Feliz Hills and adds a burden to the neighbors to be alert and to notice the owner so our properties do not become a target for thieves.

Since this person does not live in the area, the owner is not current on the flow and feel of the neighborhood. The Airbnb owner installed overheight bushes on the lot immediately following the close of the house sale. Wildlife and transient people hide on the property under the cover of overheight hedges, which is dangerous to the neighborhood. This situation could have been eliminated had there been interior mesh fencing and a gate installed on the driveway.

Additionally, the constant coming and going of random people and their autos strains an already overburdened traffic density in Los Feliz. Many cars cut through the area and people who "move in" as renters typically come with multiple cars to this property. This strains the neighborhood, adding more, dangerous vehicular traffic from the influx of drivers not familiar with LA.

Regardless of how many times the neighbor running their Airbnb is notified, nothing changes. Currently, there is a lack of remedy to deal with the above and other issues, which is frustrating those of us who care deeply about our homes and neighborhood.

If we erase the requirement that an Airbnb needs to be a primary residence, this is what will happen in other parts of the city. This person next door to me purchased the property yet had no intention of upkeep and is by default denying a family an affordable place to live. Someone who will live there full-time, have more of a stake in the area, and therefore care for and enjoy the neighborhood.

I IMPLORE you to not eliminate the primary property requirement for these rented homes. To do so will ruin the integrity of our neighborhoods.

Cam F.
Los Feliz, CA