

Council File 14-1635-S2

Sandra Disner

Oct 22, 2017 10:19 AM

Posted in group: **Clerk-PLUM-Committee**

My entire family and I agree with the Brentwood Homeowners' Association that the current City of LA proposal for Short Term Rentals is too lenient.

Please consider the rights of homeowners to be protected from the many abuses and subsequent neighborhood disruptions, and reject the current proposal.

Sandra Disner
619 Tuallitan Road
Los Angeles, CA 90049

Airbnb

Kristen

Oct 22, 2017 11:55 AM

Posted in group: **Clerk-PLUM-Committee**

Hi

I also live next to an airbnb. The Airbnb owner had improved the property, immediately addresses any concerns and doesn't allow noise after 10. As someone who enjoys Airbnb in other cities, I am all for responsible Airbnb properties.

It's a really nice alternative to hotels.

Kristen Stoner

Sent from my iPhone

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Oct 22, 2017 12:35 PM

Posted in group: **Clerk-PLUM-Committee**

To Whom it May Concern,

I would like to register my opposition to this measure, as the periods of occupancy are far too long and are disruptive to residential neighborhoods.

David M. Walsh

132 North Layton Drive

Los Angeles, CA 90049

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Heidi Ifft

Oct 22, 2017 4:08 PM

Posted in group: **Clerk-PLUM-Committee**

Dear Councilmembers,

I am writing to oppose the City Planning Commission recommendation to allow short term rentals of up to 180 days/year/property. I am concerned that too many permanent housing units are being and will be converted into short-term rentals which take full houses and apartments off an already tight rental housing market.

I have been complaining about this for five (5) years. There is an Airbnb above my head, across the street and next door to me. The fact that you have not done anything to stop this is maddening. I do not feel safe in my home. It is insanely loud at all hours. I have absolutely had it. When I rented this space, it was with the understanding that I would be living in a residential zone. Why can't you enforce the existing laws?! My landlord stays in the upstairs unit 5-6 weekends per year. The rest of the time, I am subjected to a revolving door of weirdos. We share the same common areas. Someone is eventually going to be raped or killed. I have been robbed multiple times since the de facto hotel was plopped on my head.

Short term rentals where residents are not present also tend to destabilize neighborhood security with strangers coming and going at all hours. True homesharing has been overtaken by those who run short-term rental businesses turning homes and apartments into hotels throughout Los Angeles aided by online platforms such as Airbnb, VRBO. These platforms are heavily lobbying City Hall and have only to gain should the City pass a liberal ordinance legalizing short-term rentals operated by absentee landlords over long periods of time (such as the proposed 180 days).

If short-term rentals are to be allowed, support should be given for as short a period of time possible: 30 days/year. Honestly – 30 days is entirely too long when the house was built in 1920 and was subsequently converted to a duplex. We have NO insulation and the entire upstairs always sounds like it will be collapsing into the the first floor. It is unsafe.

Thank you,
Heidi Ifft
District 11

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Linda Peterson

Oct 22, 2017 4:56 PM

Posted in group: **Clerk-PLUM-Committee**

I would like to reiterate what I have previously stated in an email to the members of the City Council concerning the subject file. 180 days per year is excessive. Frankly I think 90 is as well as my experience with short-term rental in a single family residential area has not been positive. I believe that individual stays should be for a maximum of 7 days and that the total number of days a property is rented in any one 12 month period should not exceed 60 days.

Very truly yours,

Linda S. Peterson
306 S. Westgate Ave.
Los Angeles, CA 90049

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mike robbins

Oct 22, 2017 5:29 PM

Posted in group: **Clerk-PLUM-Committee**

Dear Councilmembers,

"This is wearing us down what you have done to us and our neighborhood. We stay stressed way too much. What you have done is so wrong. These motels do not belong in our neighborhoods. We see it one way and you want to insist upon keeping what you have and making us live with it. We are not just going to lay down and let you take our quality of life without a fight"

I am writing to oppose the City Planning Commission recommendation to allow short term rentals of up to 180 days/year/property. I am concerned that too many permanent housing units are being and will be converted into short-term rentals which take full houses and apartments off an already tight rental housing market.

Short term rentals where residents are not present also tend to destabilize neighborhood security with strangers coming and going at all hours. True homesharing has been overtaken by those who run short-term rental businesses turning homes and apartments into hotels throughout Los Angeles aided by online platforms such as Airbnb, VRBO. These platforms are heavily lobbying City Hall and have only to gain should the City pass a liberal ordinance legalizing short-term rentals operated by absentee landlords over long periods of time (such as the proposed 180 days).

If short-term rentals are to be allowed, support should be given for as short a period of time possible: 30 days/year.

Thank you,
(name)
(city or district)



October 22, 2017

Planning and Land Use Management (PLUM) Committee
Los Angeles City Council
200 N. Spring St, Ste 340
Los Angeles, CA 90012-3239
c/o
clerk.plumcommittee@lacity.org

Re: Support for **strong, enforceable Short-Term Rental Ordinance**, Council File
Number 14-1635-S2

Dear Honorable Chair Huizar and PLUM Committee Members:

I am writing on behalf of Bel Air Skycrest Property Owners' Association in support of a **strong, enforceable Short-Term Rental Ordinance** that will require owners to live on-site and that will strictly limit the number of rental days allowed per year.

Without adequate regulation the line between "home sharing" and *under-regulated commercial rentals in a residentially zoned area* can get very blurred, undermining both property values and family values. Our neighborhood has experienced some of this unpleasantness first hand. We had a "party house" here in Bel Air Skycrest for a while; and the noise, the parking issues, the late-night activity, and the morning-after trash littering our street severely undermined the quiet, residential character of our community. There was also the case of a homeowner in need of money who turned her residence into an unofficial halfway house. The situation proved so lucrative that the owner moved off-site in order to free up more space for rental. She was even contemplating a remodel that would add more rentable space to the house. This situation, which flew under the radar as a kind of short-term rental, brought a succession of "visitors" into the neighborhood, strangers who wandered our sidewalks and behaved in inappropriate and disturbing ways. It got to the point that parents were afraid to let their children play outside. (The climax came when one of these visitors had to be rescued by paramedics when he overdosed in the middle of the street.)

Short-term renters are by definition not community-minded. They are tourists in someone else's home and someone else's neighborhood, so they are not accountable to that neighborhood in the way that a permanent, on-site resident is. Neighbors have no ongoing relationship to use as leverage when these short-termers behave in an anti-social manner. And, as happened in the halfway house situation, the actual owners may themselves come to feel less accountable to the community as they become more focused on maximizing the financial rewards of their rental enterprise, even to the point of ignoring common sense safety precautions and putting the entire neighborhood at risk. (Fire is probably the area of greatest concern to hillside neighborhoods like ours.)

Keep this ordinance strong! Do not give in to the voices of people demanding looser regulations that will allow them to run unregulated or under-regulated boarding houses and party houses in single-family residential neighborhoods.

Respectfully,

A handwritten signature in cursive script that reads "Lois Becker".

Lois Becker
BASPOA Community Liaison



LAKE HOLLYWOOD HOMEOWNER'S ASSOCIATION

October 22, 2017

Los Angeles City Council PLUM Committee
Jose Huizar, Chair Person
Marqueece Harris Dawson, Vice Chair
Bob Blumenfeld
Mitchell Englander
Curren Price, Jr.
200 North Spring Street
Los Angeles, CA 90012

Re: Council Files 14-1635-S2, 14-1635-S3: Proposed Home-Sharing Ordinance

Dear Councilmembers Huizar, Harris Dawson, Blumenfeld, Englander and Price:

The Lake Hollywood Homeowners Association opposes the Proposed Homesharing Ordinance that you are considering on Oct. 24, 2017 and urges you to vote against it. Our community opposes this ordinance, because it fundamentally changes the character of neighborhoods zoned as residential, undermining the basic rationale that many residents in neighborhoods so zoned chose to live in an area like ours. That this is so is highlighted in the report, dated October 19, 2017 and prepared by Vincent Bertoni, the Director of Planning. At pages 3-4 of his report, he states:

“Zoning laws in most cities, including Los Angeles, have traditionally treated “transient” uses (properties inhabited for a period of less than 30 days) much differently than long-term residential uses. This distinction has roots in the original rationale for zoning laws-that an unchecked proliferation of commercial uses in a residential area can reduce its desirability as a place to live. In Los Angeles, transient uses such as hotels and apartment hotels are only permitted in commercial areas and higher density residential areas (R4 and R5 zones), normally through a Conditional Use Permit (CUP). **Allowing transient uses throughout the City marks a significant change from this principle with the potential for significant negative impacts given the rapid growth of this industry**”. (Emphasis added)

Our Council District and a few others are the primary victims:

As also shown by the Bertoni report, Council District 4, where we reside, has the largest number of active listings of any council district in the city. In our



LAKE HOLLYWOOD HOMEOWNER'S ASSOCIATION

neighborhood a home on Arrowhead Drive was purchased in May or June of this year and now is used solely as an Air B&B. The owner neither lives nor intends to live in the home and rents it out for short term stays with nightly charges running between \$850 and over \$1500 per night. There has been a continuous stream of strangers staying in the house for a few days at a time, with up to 3-4 cars parked outside on occasion and a large number of people going in and out. This is not a mansion but a ranch style home built in the late 60s and now being advertised on Air B&B as having 10-12 beds.

Changes Character of Neighborhood:

The Bertoni report shows that your committee has asked for increased home-sharing days, which only makes the proposed ordinance more offensive. The suggestion that limiting the permitted number of days a residence may be rented will balance the interests of the home-sharing homeowner with those of the neighborhood is nonsense. A residence that is rented out for a quarter to half the year changes the character of the neighborhood. Such a residence becomes a hotel, not a neighbor. That these are hotels is obvious in the proposed ordinance, which at p. 8 in Sec. 21.7.2 adds "Home Sharing" to the definition of "hotel". If Los Angeles needs more hotels, encourage construction of more hotels. Not only would that provide construction jobs, but it also would provide long-term jobs for all those working at the hotel. And such a solution would situate hotels in areas of the city that are appropriate for transients.

Additionally the statement that requiring that the home be a "primary residence" will somehow change the equation is also at odds with common sense. The primary residence definition (living in it 6 months per year) means that the owner may well not be in the residence at the time it is rented out. In fact the Bertoni report and its attachment show that 69% of the listings are whole house listings, meaning that in the vast majority of home sharing cases the owner is not at home when renting the home. This means that there is no neighbor available to which surrounding residents can turn when there are problems. As the Bertoni report states at page 2, the concentration of home sharing in a few neighborhoods of the city, most significantly in council district 4, potentially affects the stability of neighborhoods like ours.

Verification of Primary Residence—How Will It Work?

The Bertoni report discusses verification of primary residence but does not explain how this will work when a corporation or partnership owns the residence.



LAKE HOLLYWOOD HOMEOWNER'S ASSOCIATION

You need to discuss this with the Planning Department. In such cases, how will it assure that the same people, who own shares in different corporations or have interests in different partnerships, are not listing multiple homes on rental platforms?

Revenue and Enforcement—It Is Not Working:

The Bertoni report discusses enforcement and states that the revenue raised by the city that will be devoted to enforcement will be sufficient for enforcement. How do we know that? The report does not discuss the amount of staff needed to enforce or the costs associated with that enforcement. Therefore the bald assertion that there would be sufficient funds is simply unsubstantiated. We also are not advised whether the report considers additional resources that the City Attorney would require to enforce. The report notes the small staffs in Santa Monica and San Francisco in contrast with the much larger staff in New York. Of course, Santa Monica and San Francisco are far smaller cities than Los Angeles and far more compact. Presumably Los Angeles would need a staff more akin to the size staff needed in New York City. The report also does not lay out whether those enforcement staffs are effective, and in fact Mr. Bertoni states at page 7:

“Many communities that have adopted STR regulations have found effective enforcement to be difficult. This is due in large part to the temporary and private nature of the use. Most cities have been unable to secure cooperation from hosting platforms to ensure that they will not list illegal STRs. This has put the onus on cities to devote resources to regulate STRs.”

And at page 9 of the report Mr. Bertoni indicates that the platforms have not clearly stated to what extent they will cooperate with the city of Los Angeles. Finally, it is unclear whether the city attorney is confident that the planned disbursement of most of the TOT for affordable housing is permissible under existing state law.

Vote No:

If despite the overwhelming rationale for voting down the proposed ordinance, your committee decides to move forward, it should at a minimum do the following:

1. Require owners who are registering to give formal notice to neighbors within 500 feet in all directions, and in the case of condo complexes give notice to the Board of Directors and all other owners. Such notice should include information about how the neighbors can contact the city with



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their input. This would help assure that the homes being registered are in fact primary residences, because informed neighbors, if they care, could advise the city in cases in which the applicant does not “reside” in the home.

2. Modify the ordinance to comport with the request of Councilman Ryu that only home hosted (owner is in residence during rental) be permitted. Absent such a provision, which significantly enhances the likelihood that those renting will treat the rental like their own home in contrast to the current majority of situations where the owner is not in residence during a rental, it is clear that the provisions relating to primary residence verification and permitting 180 days of rentals per year do nothing to assure that residential neighborhoods will not be turned into hotel areas.

We who live in residential neighborhoods chose to live in a certain type of environment. If we wanted to live in more lively commercial or mixed use areas, we would have chosen to buy or rent in those areas. As the Bertoni report notes, the basic premise of existing zoning laws is that a residential area that permits hotels is less desirable to those of us who want to live in a residential environment.

We are unaware of any rationale for the proposed change in the zoning laws. If the city wants additional hotel taxes, encourage construction of new hotels in appropriate areas and do not impose hotels on existing residential neighborhoods. The proposed ordinance negatively impacts affordability in a city with insufficient housing and housing that the vast majority of the city's residents cannot afford. The proposed ordinance would enable real estate investors to ignore neighborhoods and make many neighborhoods potential hotel zones with a stream of strangers who have no interest whatsoever in the individual home- sharing property they are renting or the neighbors. You are elected to represent the residents of the city, not the tourist industry. So represent us by just voting “no”.

Best regards,





LAKE HOLLYWOOD HOMEOWNER'S ASSOCIATION

David Benz, Vice President
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