

## Google Groups

## Fwd: Keep short-term rental caps low - protect our city

Sharon Dickinson

Mar 16, 2017 7:43 AM

Posted in group: **Clerk-PLUM-Committee**From: **Jed Pauker** <jed@jed.net>

Date: Wed, Mar 15, 2017 at 11:56 PM

Subject: Keep short-term rental caps low - protect our city

To: "Mayor.garcetti@lacity.org" <Mayor.garcetti@lacity.org>, "Vince.bertoni@lacity.org" <Vince.bertoni@lacity.org>, "claire.bowin@lacity.org" <claire.bowin@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "ashley.atkinson@lacity.org" <ashley.atkinson@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "matt.hale@lacity.org" <matt.hale@lacity.org>, "john.popoch@lacity.org" <john.popoch@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "nicholas.greif@lacity.org" <nicholas.greif@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "James.bickhart@lacity.org" <James.bickhart@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "jim.dantona@lacity.org" <jim.dantona@lacity.org>, "alexis.marin@lacity.org" <alexis.marin@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "keepneighborhoodsfirst@gmail.com" <keepneighborhoodsfirst@gmail.com>, "Joanne.kim@lacity.org" <Joanne.kim@lacity.org>, "rachel.brashier@lacity.org" <rachel.brashier@lacity.org>, "lynell.washington@lacity.org" <lynell.washington@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "paloma.perez@lacity.org" <paloma.perez@lacity.org>, "marisa.alcaraz@lacity.org" <marisa.alcaraz@lacity.org>, "Susan.wong@lacity.org" <Susan.wong@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "tricia.keane@lacity.org" <tricia.keane@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "doug.tripp@lacity.org" <doug.tripp@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "david.giron@lacity.org" <david.giron@lacity.org>, "star.parsamyan@lacity.org" <star.parsamyan@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "jenny.chavez@lacity.org" <jenny.chavez@lacity.org>, "dennis.gleason@lacity.org" <dennis.gleason@lacity.org>, "Councilmember.huizar@lacity.org" <Councilmember.huizar@lacity.org>, "Councilmember.cedillo@lacity.org" <Councilmember.cedillo@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "Tricia.keane@lacity.org" <Tricia.keane@lacity.org>, "Matthew.glesne@lacity.org" <Matthew.glesne@lacity.org>, "Gerald.gubatan@lacity.org" <Gerald.gubatan@lacity.org>, "Shawn.kuk@lacity.org" <Shawn.kuk@lacity.org>, "Councilmember.price@lacity.org" <Councilmember.price@lacity.org>, "Councilmember.harris-dawson@lacity.org" <Councilmember.harris-dawson@lacity.org>, "Paloma.perez@lacity.org" <Paloma.perez@lacity.org>, "Marisa.alcaraz@lacity.org" <Marisa.alcaraz@lacity.org>, "Rachel.brashier@lacity.org" <Rachel.brashier@lacity.org>, "Councilmember.englander@lacity.org" <Councilmember.englander@lacity.org>, "Doug.tripp@lacity.org" <Doug.tripp@lacity.org>, "Hannah.lee@lacity.org" <Hannah.lee@lacity.org>, "Kevin.ocubillo@lacity.org" <Kevin.ocubillo@lacity.org>

Dear Honorable Councilmembers and Esteemed City Servants,

I am one of thousands upon thousands of Los Angeles residents who have lived through multiple long-term, negative impacts that illegal short-term rentals have been allowed - and, according to some, encouraged - to impose on neighborhoods across the city.

My prior next-door "neighbor" - an Abbot Kinney realtor - illegally hosted short-term rentals in the entire duplex for seven years, with clients who damaged my garage wall and, on the whole, eroded our block's neighborly spirit. My neighbors a few houses away suffered loud disruptions and loss of privacy at the hands of illegal short-term rental

operators. In my short two decades on our walk street community's least owner-occupied block, we have never before seen the level of discord and disassociation that offsite, illegal short-term rental operators have created.

The spirit of our city's richly diverse Coastal Venice has been deeply damaged by the increasing wave of illegal short-term rental operations, as if managed by strings pulled by local and outside entities. Detrimental effects include rising trans-national land speculation, bubbling property values, unbelievably steep, surprise rent hikes and, of course, theft of peaceful enjoyment of life in our residential neighborhoods - many of which were historically frequented as respites of quaint intimacy by local and international visitors alike.

What has ensued is blatant and "end-run" exploitation of our homesteads for pure financial gain. Monolith-infected, square-foot-maximized, ever-more monetized residential parcels combine with illegal conversions of long-term and affordable apartments into blatantly illegal short-term "hotels" - for whose owners the maximum penalties are seen as everyday business expenses - to comprise an unmitigated mercenary onslaught on our community by proponents of the worst attributes of a fundamentally backward status quo.

But finally - thanks to coordination among fiercely dedicated community members and hard-working City agencies, a tiny handful of large-scale scofflaw operators may finally be held accountable for their well-documented illegal operations that rob us all of decent housing while they thumb their noses at City Hall.

You have the power and the mandate to return these illegal operations to legal use. In Venice alone, EVERY SINGLE HOMELESS PERSON (including the miscreants among them, too) can be IMMEDIATELY HOUSED - with hundreds of units left over, simply by putting into receivership the over FOURTEEN HUNDRED illegal, whole-unit short-term rentals for use as temporary supportive housing while recently approved funds are put to work building permanent supportive housing. Understanding that only a few hundred illegal conversions, if that, are currently objects of our City Attorney's pending legal actions, receivership would send a loud and clear message to other scofflaw short-term rental operators, saving the City from potential millions of dollars on further active enforcement.

Some of you may be aware that Austin - another urban American city known for both its powerfully eclectic culture and homegrown film industry, is planning to phase out short-term rentals altogether, having imposed sensible regulations on their proliferation in 2012 - five years ago.

It is now 2017 in Los Angeles. Aggrieved residents across the city continue to await reparations and regulation. Landlords continue to evict long-term residents, both through blatantly illegal actions and through subtle subterfuge - annoying them with constant construction noise, failing to make timely repairs, etc. - plucking ever more of the lowest-hanging fruit while the getting is good.

I am relieved and grateful to see that our City Council is moving closer to regulating this often destructive and eminently deep-pocketed industry.

However, the draft ordinance is a waste of words without effective regulation and enforcement.

Students of this issue are well aware that the "trigger point" at which short-term rental operations attract abusive exploitation is sixty-three (63) days per year.

Any allowance of more than sixty (60) days per year will fail miserably to manage home-sharing per its express intent.

As such, I **urge you to employ a sixty-day per year maximum home-sharing short-term rental limit**, subject to exception only by application based on personal hardship and **not in support of any commercial venture**.

Thank you for your consideration.

Sincerely,

Jed Pauker  
Venice

## Google Groups

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**Fwd: keep short-term rental caps low--protect our homes**

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**Sharon Dickinson**

Mar 16, 2017 7:37 AM

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

From: <ypadvocate@aol.com>  
Date: Wed, Mar 15, 2017 at 11:07 PM  
Subject: keep short-term rental caps low--protect our homes  
To: sharon.dickinson@lacity.org

Dear Ms. Dickinson,

How may I join in these discussions and get involved?

We are negatively affected by an Airbnb rental, where the owners do not live on the property. 13964 Peach Grove Street, Sherman Oaks. It is absolutely horrible and has ruined the peacefulness of our home we've lived in for 36 years. We hear the "guests" even from inside our house, windows and doors closed. We are back to back with this concrete filled backyard/swimming pool. We've had to call LAPD twice for 3:00 a.m parties.

Today a family of 4 "checked out" (Kevin and Dillon are the boys, the parents love playing the radio at high levels, play Marco Polo, the mother plays hide n seek with them, the father yells their names with rules, to which Kevin and Dillion argue constantly with their father) after a week of swimming, screaming, pool games, etc. and tonight another family has "checked in." Can't wait until it starts all over tomorrow. What was once a lovely place to live is no more. Very unfair to we that pay our taxes. These are single family homes in residential neighborhoods, and these owners are using it purely as a business with no regard or respect to their surroundings.

The owners have a management company (Turnkey Management) who tell me that the "guests" can make as much noise as they want to before 10:00 p.m. LAPD says to call at any time day or night if it's too noisy.

A revolving door of strangers. We've had to put fabric along our mutual fence because we've seen their "guests" looking into our back yard.

Thanks

Cally Caiozzo  
13965 La Maida Street  
Sherman Oaks 91423

818-802-4540