

-----Original Message-----

From: Courtney Wells <clw148@yahoo.com>
To: lucyhan4 <lucyhan4@aol.com>
Sent: Thu, Apr 21, 2016 6:18 pm
Subject: Fwd: Short Term Rentals Playa Del Rey

Here is the email I tried to send to councilman Bonin.

Sent from my iPhone

Begin forwarded message:

From: Courtney Wells <clw148@yahoo.com>
Date: April 21, 2016 at 12:32:55 PM PDT
To: member.bonin@lacity.org
Cc: Errin Zingale <errinzingale@yahoo.com>, clw148@yahoo.com
Subject: Short Term Rentals Playa Del Rey

Good afternoon Councilman Bonin,

I am writing you in regards to the current issue with short term rentals in Playa Del Rey. I have been a resident of the community for the past 38 years and have seen many of the changes this community has endured. Throughout the years Playa Del Rey has gone through many transitions, mostly in a positive direction. However, recently I have noticed there has been an increase in short term rentals. As a resident of the community I have witnessed many neighbors, friends, and families fall victim to the greed of this very profitable business. The effects of short term rentals are larger than just these issues. I have also noticed an astronomical increase in rental property prices, which then effects the ability for the middle class residents to buy and have families in our community. Along with that there is continued concern amongst actual residents about safety and consistency within our neighborhood. I have a personal, more invested concern with the safety issue. My girlfriend and her seven year old son live with me at my home. When there is constant turn around in visitors there is no way to really be able to 'trust' the people in our 'neighborhood'. If you don't know the people in your community then it actually isn't a community at all...it becomes a transient dwelling where there is only inflation and profits being gained. I ask that the business of short term rentals be regulated as the law is defined and violators be penalized for these offenses. It would be a shame to have one of the last charming beach communities within this major metropolitan city, be overran by the people who are taking advantage of the big business of short term rentals.

Sincerely a concerned long term resident of Playa Del Rey,

Errin Zingale

Sent from my iPhone

-----Original Message-----

From: Nathan Childe <nschilde@gmail.com>
To: councilmember.bonin <councilmember.bonin@lacity.org>
Sent: Tue, Apr 19, 2016 4:23 pm
Subject: Against STR's

Dear councilman Bonin,

I am writing to you in hopes you can help by making sure Short Term Rentals stays illegal in Los Angeles. Making them legal would put a lot of good people out of homes. STR's are ruining neighborhoods, from the eviction of long term renters to home owners having to live next to these vacation homes. Any help you can give to make sure STR's stay illegal would be great, with thanks

Nathan S Childe

[117 sunridge st](#)
[Playa Del Rey](#)
[Ca 90293](#)

-----Original Message-----

From: Lauren Appleget <Lauren@decorativecarpets.com>

To: councilmember.bonin <councilmember.bonin@lacity.org>

Cc: pat8lyon <pat8lyon@gmail.com>; mathew.glesne <mathew.glesne@lacity.org>; lucyhan4 <lucyhan4@aol.com>

Sent: Tue, Apr 19, 2016 4:12 pm

Subject: Re. Council File 14-1635-S2 (Short Term Rentals)

Dear Council Member,

When I moved to Playa Del Rey I took a lot of factors into consideration---proximity to good schools, surrounding property values, and of course, the unique charm of our beach community. What I didn't consider was that, at any given moment, I may not really know who is staying next door.

Back Story: I have lived in Playa just shy of 7 years now and it all started when I fell in love with a beach front property. It has always been a dream of mine to live on the sand and I was at a point in my life where it all made sense. I was going to do everything in my power to be able to live this dream for a while. I pulled together all the money I had and hoped on renting this house. When I signed my lease I knew the owners sometimes used the house downstairs but they were hardly there. When they were there they were pleasure to have around so I was not concerned. The first year was bliss and that's about when it all started going downhill. We noticed a large group of people parking at the house and going in to the unit downstairs so I called the owner to ask what was going on and she explained they would now be doing short term rentals through Airbnb. I honestly could not have predicted what a nightmare this would end up being. Our peaceful, relaxing beach dream had now turned into a 24/7 party. We had new people coming and going constantly. All of which were on vacation and did not care what day of the week it was, what hour of the night they were partying until, who's parking spots they were taking etc.... STR literally drove us out of our home. If we were not ready to go on our own, the owner had decided as well that they should make both units STR because they could make much more money.

Although I can understand that STR's have their upside for the most part they are awful for anyone who actually lives in, owns property, or is involved in their community. It brings in people whom are passing though and do not care about the things we take very seriously. Like being a good and considerate neighbor, picking up trash, watching noise levels on week nights and the list goes on!!!

If the STR industry is to be legalized in Los Angeles, they must institute basic safety measures and operate under oversight to protect our communities and ensure the safety of everyone involved. And if this cannot be achieved, they should not be permitted to conduct business in Los Angeles.

Sincerely,

Lauren Appleget
310-936-2553

-----Original Message-----

From: Michael Gemme <mike@michaelgemme.com>

To: matthew.glesne <matthew.glesne@lacity.org>; pat8lyon <pat8lyon@gmail.com>; councilmember.bonin <councilmember.bonin@lacity.org>; sharon.dickinson <sharon.dickinson@lacity.org>; lucyhan4 <lucyhan4@aol.com>;

jan <jan@janhaagen.com>

Sent: Sun, Apr 17, 2016 8:15 pm

Subject: Short Term Rental legislation

Hello,

My name is Michael Gemme and I am a 14 year resident of Playa del Rey. I will not attend Tuesday's Neighborhood Council meeting (nor any others) as I feel the Council exists to represent Westchester residents only - it's been painfully clear through the last two elections that the people of Playa del Rey are electorally outnumbered by their Westchester neighbors, and therefore have little to no representation on the Council. Fair representation will not happen until the Council is broken up into two different and separate groups. Until then Playa del Rey is unrepresented by a Neighborhood Council in my opinion.

That said, some of my friends have asked that I voice my opinion on this matter, and for them I have acquiesced to do so:

I am a Playa del Rey resident writing to express my opinion on the scourge of short term rentals in Los Angeles, in particular in Playa del Rey. I personally have several friends who have been evicted and displaced because the owner of their rental property figured out they could squeeze some more profit out of the property by converting it into a hotel. Their new "tenants" don't care in the least about the community, and are generally rude and disruptive to the way of life around here. There is ZERO enforcement from the city, so neighbors have had to take matters into their own hands, to disastrous results. Removing renters to replace them with hotel guests is literally sucking the soul out of Playa del Rey. I know many people who have been friendly neighbors for decades who don't speak to each other any more over this issue. What was once a friendly community is now rife with suspicion and mistrust. I feel like I should congratulate the ruling class (read: land owners) and STR companies though: they figured out an end-around play that effectively sterilizes Los Angeles' rent-control laws, AND simultaneously gets rid of the renters that owners and politicians disdain so much. Well played. You've gone around the law and made yourself more money, and it is only forcing good people out and costing a community it's soul!

How many short-term renters do you figure will show up at Jungle Clean Up this year? I personally will no longer attend- why would I want to help the owners of hotels clean up their properties? Let them hire somebody for that. That's how it works in a soul-less, profits-first community.

Los Angeles has recently been found in multiple studies to be among the least renter-friendly cities in the U.S. Allowing land owners to throw out their renters simply for profit will only exacerbate the issue and solidify Los Angeles as a "wealthy land-owners only" community. What a terrible shame to allow these people to destroy such a unique community over nothing but their own greed.

I don't expect you guys to actually do anything about this- it's clear that politicians exist at the behest of the wealthy and powerful, and serve their needs only. I just wanted my name added to the record on this matter so when you look back and wonder what destroyed Playa del Rey, you'll know that I warned you.

Sincerely,
Michael Gemme

-----Original Message-----

From: eprather2000 <eprather2000@aol.com>

To: lucyhan4 <lucyhan4@aol.com>

Sent: Tue, Apr 19, 2016 5:41 pm

Subject: Re: City of Los Angeles Draft Ordinance to Legalize STR

To all members of the Los Angeles City Council

As citizen's of this great city of Los Angeles, it is our duty to follow and obey the laws that are declared by our city fathers. If we do not agree with them, we are allowed to peacefully protest and try to change or alter them through the democratic process. But at no time are we allowed to break or abuse these laws without the risk of suffering penalties or punishment. The on going citizen's who are breaking the law by not following the restrictions set by the city of Los Angeles, in regards to short term rentals must be penalized immediately. The total disregard for the law with out punishment will only encourage the masses to follow in the same direction. The time for the city fathers to act is now without any further hesitation. The mockery and total disregard of the law in this situation will ultimately only hurt the innocent and profit the guilty. Please act now ! Friends Of Los Angeles

Elliott Prather

-----Original Message-----

From: Christopher Cornacchia <chris_cornacchia@hotmail.com>
To: matthew.glesne <matthew.glesne@lacity.org>; pat8lyon <pat8lyon@gmail.com>; councilmember.bonin <councilmember.bonin@lacity.org>; sharon.dickinson <sharon.dickinson@lacity.org>; lucyhan4 <lucyhan4@aol.com>; jan <jan@janhaagen.com>
Sent: Mon, Apr 18, 2016 11:55 am
Subject: Illegal STR

To whom it may concern, in anticipation of the meeting on 4/19 concerning the proposed draft ordinances for Short-Term Rentals, I would like what is written below to be considered.

I've lived in this neighborhood for 12 years and I can honestly say Illegal Short-Term Rentals are killing my community and Los Angeles as a whole. We are in a rental crisis because of STRs. The supply of rentals for people living in Los Angeles has dramatically shrunk because landlords would rather do short-term rentals like AirB'n'B. They use STRs to skirt around Renters' Rights and Rent Control.

The limited availability of long-term rental units have caused rent amounts to climb to unprecedented heights. Working people are hard-pressed to find livable quarters.

I'm not opposed to STR in the case of an actual owner living in the house and renting extra space for extra income. Or even a tenant that has a extra bedroom and could use help on the rent.

I am against owners who have duplexes and occupy one unit and rent out the other unit to STRs. That other unit could go to a Long Term renter.

I have seen the latter happen numerous times in my neighborhood. Even to rent-control units. The landlord evict the tenants, moves a family member into one unit and then rents the other to STRs.

One might suggest that there are laws about this to protect the tenant and one could take the landlord to court. However, this rarely works out for the tenant. The landlord, who usually has a lot of money (as it is in my neighborhood), has more resources that the common working person trying to pay LA's extraordinary high rent.

Case in point with a house down the street from me. The landlord moved into the top unit of a duplex. He evicted the rent-control tenants so he could live there. Sometime later, he evicted the rent-control tenants in the unit below him. He used the excuse that the 2 units did not compare in quality and he wanted the better one. This seems like an open and shut case for the tenant. However, the tenants had to rely on a lawyer working for them pro-bono. The rich landlord had many, quality lawyers at his disposal. In the end, the over-worked pro-bono lawyer missed a filing deadline, the courts had no choice to rule in the landlords favor, and the tenants were evicted. That duplex now is a short term rental.

In another case, a house on the same street is split into three units. All units fall under Rent Control. Two of the units are occupied by long-term rentals. These renters have been in there ranging 11 years to 1 year. The third unit is now an STR. The owner actually took away rights and space from the long-term rentals to accommodate the short-term rentals. When one of the renters complained, he was threatened with evictions and liable lawsuit if he caused the STR to give a bad review on the STR website. The long-term renters acquiesced out of fear because the owner is a multi-millionaire and didn't think they could survive a legal battle.

Enforcing and "giving teeth" to the laws against STRs is the last bastion regular, working class people have against greedy, resourceful landlords.

From life experiences, we've learned that in court, money wins. Hopefully enforcing this can help the little person.

Chris Cornacchia

We are asking to stop the motion going forward to the City Council regarding Short Term Rentals (AirB&B, VRBO, etc...).

Should the Motion be approved:

**RENTERS ARE AT RISK OF LOSING THEIR LEASE
OWNERS ARE AT RISK OF THEIR PROPERTY BEING DEVALUED**

Do you want to live next to a hotel? A motel? Eliminate B&B...?

If this motion passes, it will foster a revolving door of Short Term Renters instead of long term neighbors within our community.

Short Term Renters will negatively affect our community by creating:

- * **More traffic rather than less parking**
- * **More crime**
- * **More trash**
- * **More noise**

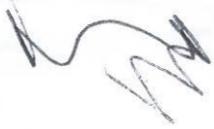
Most importantly, a loss of a cohesive community

By signing my name below, I do not support any Short Term Rentals in my community.

Sincerely,

Concerned Citizens

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Short Term Rental Petition

Page of

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Collin Cornell	collincornell@gmail.com		NOT OK!!!
Jeremy Woods	jeremy.woods@gmail.com	112 FOWLING PDR, 90293	Got evicted this summer!
Rene Agee	Reneagee@aol.com		No Good!
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C. V. ...

Short Term Rental Petition

Page of

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