

## Google Groups

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**Fwd: OPPOSED-CF 14-1635-S2 "Short Term Rentals/Transient Occupancy Tax/  
City's Affordable Housing Trust Fund Motion"**

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Sharon Dickinson

Apr 5, 2017 2:59 PM

Posted in group: **Clerk-PLUM-Committee**From: **Nancy Freedman** <gjf165@gmail.com>

Date: Wed, Apr 5, 2017 at 2:04 PM

Subject: OPPOSED-CF 14-1635-S2 "Short Term Rentals/Transient Occupancy Tax/ City's Affordable Housing Trust Fund Motion"

To: Mitch Englander <councilmember.Englander@lacity.org>, Nury Martinez <councilmember.martinez@lacity.org>, paul koretz <paul.koretz@lacity.org>, mike bonin <councilman.bonin@lacity.org>, Bob Blumenfield <councilmember.Blumenfield@lacity.org>, Mitch O'Farrell <councilmember.ofarrell@lacity.org>, Paul Krekorian <councilmember.Krekorian@lacity.org>, Felipe Fuentes <councilmember.Fuentes@lacity.org>, "Gilbert A. Cedillo" <councilmember.cedillo@lacity.org>, Jose Huizar <councilmember.huizar@lacity.org>, Herb J Wesson <councilmember.wesson@lacity.org>, Joe Buscaino <councilmember.buscaino@lacity.org>, david Ryu <david.Ryu@lacity.org>, marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curren Price <councilmember.price@lacity.org>

Cc: eric garcetti <Mayor.garcetti@lacity.org>, Vince.Bertoni@lacity.org, "mikefeuer@sbcglobal.net" <mikefeuer@sbcglobal.net>, Sharon Dickinson <sharon.dickinson@lacity.org>, tom.rothman@lacity.org, frank.bush@lacity.org, john.biezins@lacity.org, pascal.challita@lacity.org, david.lara@lacity.org, larry watts <lwatts@seyfarth.com>, "Carolyn C. Jordan" <cjordan@glaserweil.com>

Please find a letter attachment from the Brentwood Community Council stating purpose for opposition to the above Motion.

Thank you,

Nancy Freedman



# BRENTWOOD Community Council

149 S. Barrington Ave., Box 194, Los Angeles, CA 90049  
[www.brentwoodcommunitycouncil.org](http://www.brentwoodcommunitycouncil.org)

April 5, 2017

Councilmembers Jose Huizar (Chair, PLUM Committee and member, Housing Committee),  
Marqueece Harris-Dawson (Vice Chair, PLUM Committee and member, Housing Committee),  
Gil Cedillo (Chair, Housing Committee and member, PLUM Committee), Felipe Fuentes  
(Vice Chair, Housing Committee and member PLUM Committee), Mitchell Englander  
(member, PLUM Committee) and Curren D. Price., Jr. (member, Housing Committee)  
Councilmembers Mike Bonin, Herb J. Wesson, Jr. and Paul Koretz (respectively, co-sponsors  
and second of "Short Term Rentals" Motion in CF-14-1635-S2)

Los Angeles City Hall, 200 North Spring Street, Los Angeles, CA 90012

Via Email

**Re: OPPOSED-CF 14-1635-S2, "Short Term Rentals/Transient Occupancy Tax/ City's  
Affordable Housing Trust Fund" Motion**

Dear Honorable Councilmembers,

The Brentwood Community Council ("BCC") is the broadest based Brentwood community organization, representing approximately 50,000 stakeholders of the 90049 community. BCC includes homeowners associations, multi-family residential dwellers, business organizations, schools, religious groups, volunteer service groups, public safety and environmental organizations.

At the BCC monthly meeting on October 6, 2015, following extensive discussion of short term rentals, and where same are illegal according to present zoning, the following motion was passed:

"BCC opposes the Motion in CF 14-1635-S2, sponsored by Mike Bonin and Herb J. Wesson, Jr. BCC opposes any change in the current zoning laws regarding short-term rentals."

**The BCC's position remains unchanged from that set forth above, as communicated in its letter of October 8, 2015. However, given that the City of Los Angeles is far along in the process of authorizing short term rentals pursuant to its draft Home Sharing Ordinance, the BCC revisited the current draft of the proposed Home Sharing Ordinance at its April 4, 2017 meeting, and passed the following motions respecting specific aspects of the Home Sharing Ordinance, as follows:**

**"60 day limit.** Permitting short term rentals for 180 days in a year is excessive; a maximum of 60 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such hosts who are inconvenienced by the additional stresses these short term rentals place on a neighborhood;

**Host must be on premises.** It is critical that the Home Sharing Ordinance include a requirement that the “Host” (as defined in the Home Sharing Ordinance) live on site in the Primary Residence (as defined in the Home Sharing Ordinance) during any period when the Primary Residence is being used to provide temporary lodging for compensation; this requirement will help ensure accountability of both the Host and the lodger to neighbors and curtail the use of the residence for disruptive activities in the neighborhood;

**Private Right of Action.** Because neighbors and neighborhoods are directly impacted by any violations of the Home Sharing Ordinance, the Home Sharing Ordinance should include a private right of action so that those impacted by violations of the Home Sharing Ordinance can seek to specifically enforce it, and so that violators are held accountable to those who suffer from such violations. Such right of private action should also include a provision allowing the prevailing party to receive attorneys’ fees and costs, in order to keep all involved honest in bringing action; and

**Limit on number of renters.** The number of temporary lodgers in a Host’s Primary Residence should be limited to two adults per bedroom (plus immediate family members under 16 years of age) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.”

The BCC urges the City to make the foregoing changes to the Home Sharing Ordinance in order to mitigate the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods.

Thank you for your consideration,

Sincerely,

Larry Watts

Larry Watts, BCC Chairman

cc (via Email):

Hon. Eric Garcetti, Mayor, City of Los Angeles  
Vince Bertoni, Director of Planning, Department of City Planning  
Mike Feuer, City Attorney  
Tom Rothman, Senior City Planner, Department of City Planning  
Frank M. Bush, General Manager, Department of Building & Safety  
John Biezins, Chief, Code Enforcement Bureau, Department of Building & Safety  
Pascal Challita, Acting Chief, Inspection Bureau, Department of Building & Safety  
David Lara, Assistant Chief, Inspection Bureau, Department of Building & Safety  
Sharon Dickinson, Legislative Assistant, City Council PLUM Committee\_**with request for filing in CF 14-1635-S2**