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Prohibit home-sharing on unpaved or withdrawn hillside streets

1 message

Jonathan Handel <jh@jhandel.com>

Tue, Jun 13, 2017 at 5:53 PM

To: Jose.Huizar@lacity.org, Marqueece.Harris-Dawson@lacity.org, Gilbert.Cedillo@lacity.org, Mitchell.Englander@lacity.org, Curren.Price@lacity.org, Shawn.Kuk@lacity.org, Kevin.Ocubillo@lacity.org, Clare.Eberle@lacity.org, Lynell.Washington@lacity.org, Sherilyn.Correa@lacity.org, Gerald.Gubatan@lacity.org, Hannah.Lee@lacity.org, Eric.Moody@lacity.org, Robert.Katherman@lacity.org, Sharon.Dickinson@lacity.org, Zina.Cheng@lacity.org

Re: Proposed amendment to draft Home Sharing Ordinance to prohibit home-sharing on unpaved or withdrawn hillside streets

Reference: CF 14-1635-S2 AND CPC-2016-1243-CA

Dear Council Members and Planning Deputies -

I am an attorney and journalist, and a homeowner in Laurel Canyon for 16 years. I am in consultation with about ten other neighbors opposed to certain Home-Sharing in Hillside Areas on unpaved or withdrawn streets. I request your support for a modest proposed amendment to the HSO.

Below (and attached in a cleaner version) are my proposed amendments and explanation and rationale. Thank you for your consideration.

I live on (and my neighbors live on or adjacent to) a narrow (7'), crumbling, unpaved, withdrawn dirt road in the hills (Very High Fire Hazard Severity Zone) called Nash Dr. on which a neighboring tenant couple has been operating two almost-always-occupied AirBnB units out of illegal, unpermitted conversions. They allow people to self check-in as late as midnight on the quiet street.

PROPOSAL

1. Amend HSO Sec. 3 by adding a new Sec. 31(c)(2)(g) to the **Eligibility Requirements**:

"(g) No Home-Sharing may be conducted on a lot located in the Hillside Area if the lot is located on an unpaved street or on a street withdrawn from public use at the request of the City or one of its agencies, unless all sections of the roadway 500 feet in both directions from the lot (i) are at least 26 feet wide and (ii) allow parking on at most one side of the street."

2. Amend HSO Sec. 3 by adding a new Sec. 31(e)(5) to the **Host Requirements**:

"(5) If the lot is located in a Very High Fire Hazard Severity Zone or other area where smoking is prohibited outdoors, the Host shall prominently post a notice of such prohibition and include such a notice in all advertising, including the listing on the Home-Sharing Hosting Platform."

3. Amend HSO Sec. 3 by broadening the **No Code Orders or Proceedings** sec. (Sec. 31(c)

(2)(e)):

"(e) Any multi-unit buildings, and any single-unit buildings in the Hillside Area, ..."

FYI REGARDING WITHDRAWN STREETS

Per the DPW Bureau of Engineering *Street Design Manual* (Sec. E 146.2, July 1986), "streets are generally withdrawn from public use at the request of the Bureau of Street Maintenance and with the approval of the City Council. *A withdrawal is usually requested for streets that are prohibitively expensive to maintain, in poor condition or hazardous to use, or when it is unlikely that the street will be improved to acceptable City standards in the near future.* Examples are streets in slide or subsidence areas, or hillside streets that are narrow, winding and steep." (italics added)

Nash Dr. was withdrawn by Ord. 77302 (11/18/1936), CF 1936-4210, A636, v. 261, p. 614.

WIDTH CARVEOUT

26 foot roadway is the minimum required for a proper Hillside Limited street per the proposed City Planning *Complete Streets Manual* (p. 1-12, Feb. 2014). An alternate would be 20 feet, per the Hillside Limited requirement in the City's *Great Streets for Los Angeles: Complete Streets Design Guide* (p. 26). The 500 foot range is intended to ensure that fire trucks can approach.

RATIONALE

Not all properties are created equal. What's appropriate in a multifamily or even a flat R1 area is not necessarily fair or reasonable in the hills. This proposal affects a small subset of properties.

Home-Sharing on any Hillside Area street present risks related to fire, emergency access, traffic, crime, parking, roadway deterioration and quality of life that are not addressed in the draft Ordinance, but these risks are especially acute with regard to narrow unpaved or withdrawn streets:

* **Fire.** Transients are much less likely to know or care that outdoor smoking is illegal in Very High Fire Hazard Severity Zones (LAMC 57.4908.5, .6). We've seen AirBnB Transients doing so.

* **Emergency Access.** The increased occupancy increases the likelihood of a need for police, fire or EMT services, yet the increased volume of parked cars makes emergency access more difficult.

* **Crime.** The presence of so many strangers in the neighborhood increases the risk of personal injury, mail theft and other crime, particularly where the road is dark and unlit, and mailboxes are located at a central location hundreds of feet away from the homes, as is the case on our street.

* **Public Urination and Hygiene.** A dark, semi-rural dirt road is an invitation to public urination for a Transient, and indeed Transients have repeatedly urinated on private property on our

street. Others have used a neighbor's garden hose while brushing their teeth.

* **Parking.** The increased volume of cars worsens an already difficult parking situation. Indeed, I am told that the AirBnB Hosts on our street have intimidated a neighbor not to park on the street so that there would be room for Transients. In addition, Transients are more likely to park haphazardly, in a fashion that juts out into the road and further narrows the substandard roadway.

* **Roadway Deterioration.** The increased traffic causes the road to deteriorate even more quickly than before, affecting properties on the road and those downslope from it. This hastens the day when the road, poorly maintained by the City, will collapse, leading to municipal liability.

* **Quiet Enjoyment.** The dramatically increased number of strangers many asking directions or confused by the dirt road reduces the peace and solitude that led most of us to move to the Hillside Area.

* **Property Values.** All of this reduces property values.

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6/15/2017

City of Los Angeles Mail - Prohibit home-sharing on unpaved or withdrawn hillside streets

8569 Nash Dr.
Los Angeles, CA 90046



HSO - unpaved or withdrawn Hillside Area streets v2.pdf
268K



Sharon Dickinson <sharon.dickinson@lacity.org>

Short Term Rentals

seedarch@gmail.com <seedarch@gmail.com>

Tue, Jun 13, 2017 at 10:31 PM

To: Sharon.dickinson@lacity.org

Hello MS. Dickinson,

I am writing to oppose short term rentals in my neighborhood. I actually live across the street from one. It's a rental. Sometimes people are there for a month. Sometimes people are there for a week. Sometimes the people are pleasant, and sometimes not. But my concern is there is constantly strangers parking in front of my house. I constantly see people I'm not familiar with near my home. The reason why this bothers me is this: i have lived on this street for over 12 years. I know all my neighbors. They know me. We are friends. We watch out for one another. This is what makes a neighborhood a neighborhood. This is what creates a community. Having short term rentals with people coming and going that do not live here, who are not invested here, changes the dynamic. I didn't purchase my home to live across the street from a hotel. And that is exactly what these are.

Please consider common sense ordinances for our neighborhood. Long term rentals are fine. Short term = NO!

Thank you,
jill swisher

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