

Fwd: Public Comment: Council File 14-1635-52 (Home Sharing Ordinance)

1 message

Tue, Dec 11, 2018 at 8:13 AM

~~From: Sharon Dickinson <sdickinson@lacity.org>
To: Steve Mayer <mayer@iname.com>~~

From: **Steve Mayer** <mayer@iname.com>
Date: Mon, Dec 10, 2018 at 11:37 PM
Subject: Public Comment: Council File 14-1635-52 (Home Sharing Ordinance)
To: <sharon.dickinson@lacity.org>, <cityclerk@lacity.org>

Honorable Council:

I am the founder of Concerned Citizens of Beverly Hills / Beverly Grove. We are opposed to the proposed Home Sharing ordinance as currently written.

First, the proposed ordinance does not pass muster with CEQA. There are many different factors, some of which can be mitigated and some that cannot be mitigated, as they related to the Host, the Host's residence, the Guests, the type of transportation that the Guest is using, and a slew of other concerns.

Second, we object specifically to:

(A) 32(c)(2)(ii)(a) and (b) which relates to home sharing by tenants, should be eliminated. Home-Sharing is unfair to fellow tenants and disturbs their quiet enjoyment

An additional paragraph ("e") which specifies that should there should be no Home-Sharing if the Host's primary residence is a multi-family residential structure.

(B) 32(d)(2) should be changed from 120 days, but 60 days. The reduction means that the neighborhood will be disturbed no more than approximately once a week.

(C) 32(d)(11) should be changed from 2 per habitable room to 2 per bedroom. A Home-Sharing unit in an adjacent building has rented to 10 people for a 2 bedroom unit. That is unfair to the neighborhood.

(D) 32(d)(12) should be changed from 10 p.m. to 9 p.m. In addition, the number of people (6) must include children.

(E) 32(e) should include another paragraph that states the Host will be present for all Home-Sharing rentals.

(F) 32(h) should be eliminated. By having extended days, it allows a housing unit to be used solely as a business, taking a housing unit off the market.

=====

As a basic premise, there should be no Home-Sharing, unless the Host is physically present.

Encouraging Home-Sharing, as the ordinance is present written, detracts from utilization of permanent lodging facilities. These have proven to be the life-blood of the City, and should be supported first, not last.

Thank you for your consideration.

Steve Mayer

Fwd: Public Comment on Council File: 14-1635-S2

1 message

From: Margaret Molloy <mmmolloy@earthlink.net>
 To: City Clerk <cityclerk@lacity.org>

Tue, Dec 11, 2018 at 8:12 AM

From: **margaret molloy** <mmmolloy@earthlink.net>
 Date: Mon, Dec 10, 2018 at 11:20 PM
 Subject: Public Comment on Council File: 14-1635-S2
 To: <cityclerk@lacity.org>
 Cc: Councilmember Wesson <councilmember.wesson@lacity.org>, <councilmember.cedillo@lacity.org>, <councilmember.krekorian@lacity.org>, <councilmember.blumenfeld@lacity.org>, <councilmember.ryu@lacity.org>, <councilmember.koretz@lacity.org>, <councilmember.martinez@lacity.org>, <councilmember.fuentes@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <councilmember.englander@lacity.org>, <councilmember.ofarrell@lacity.org>, councilmember huizar <councilmember.huizar@lacity.org>, Council Member Buscaino <councilmember.buscaino@lacity.org>, mayor.garcetti@lacity.org Garcetti <mayor.garcetti@lacity.org>, <ted.bardacke@lacity.org>, Tricia Keane <tricia.keane@lacity.org>, Chad Molnar <chad.molnar@lacity.org>, City Attorney Mike Feuer <mike.n.feuer@lacity.org>, Matthew Glesne <Matthew.Glesne@lacity.org>, Kevin Keller <kevin.keller@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

PLEASE PLACE A COPY OF THIS EMAIL IN Council File: 14-1635-S2

On December 10, 2018, the following article appeared in the Los Angeles Times:

Latest tweak to proposed L.A. rules on Airbnb-type rentals alarms tenant activists

<https://www.latimes.com/local/lanow/la-me-ln-airbnb-enforcement-20181210-story.html>

Councilman Mike Bonin, who proposed short-term rental regulation in 2015 is quoted.

"It's a Christmas gift to the short-term rental industry — and the people who have the pay the bill are the people who will lose rental housing," Bonin said.

Mr. Bonin helped bring the vacation rental, versus short-term rental problem to Los Angeles. Decrying it now is outrageous.

Shortly after his re-election, a press release from his office stated that Tricia Keane was promoted from Planning Director to Co-Chief-of-Staff. On her LinkedIn profile Ms. Keane is also described as Co-Chief-of-Staff/ Chief Counsel for CD 11.

Perhaps Ms. Keane crafted the language of Mr. Bonin's letter of support for Andy Layman in his recent successful quest to get 1305 Ocean Front Walk designated as an Historic Cultural Monument as an "apartment hotel" in spite of the fact that all permits and the Certificate of Occupancy show the "legal description" of the property as apartment house.

The evasiveness of the language used in that letter of support, entirely avoiding the use of the words apartment building, apartment house, apartment hotel, or hotel, is indicative of a pro-active willingness to facilitate people who abuse housing laws, or perhaps break them. It is chillingly callous.

Mr. Layman has multiple orders to comply for illegal change-of-use of that property over many years, and simply refused to comply. The City Attorney is pursuing a lawsuit against him on behalf of the people, as you all know - BC624351. Mr. Layman is a former president of the Venice Chamber of Commerce and influences others through his business practices.

Carl Lambert is a prominent person in Mr. Bonin's inner circle/working group for Venice. Mr. Lambert converted 5 RSO buildings in Venice into hotels, each with their own unique websites and listings as hotels on TripAdvisor and other travel platforms. The City Attorney is pursuing a lawsuit against Mr. Lambert for 417 Ocean Front Walk on behalf of the people, as you all know - BC624350. Mr. Lambert is the immediate past president of the Venice Chamber of Commerce, an executive member of the board, and chair of the Legal & Legislative Committee. He influences others through his business practices.

There are years of illegal change of use complaints on file for all of these Lambert and Layman properties. The tenants do not appear to have left happily. It makes one wonder about inspectors in Venice.

None of this has caused Mr. Bonin or his staff to distance themselves from Mr. Lambert or Mr. Layman.

Last week Mr. Bonin facilitated Mr. Lambert's successful quest to get 417 Ocean Front Walk designated as an Historic Cultural Monument as an "apartment hotel" in spite of the fact that all permits and the Certificate of Occupancy show the "legal description" of the property as apartment house.

The updated Cultural Heritage Ordinance of April 2018 states that the Office of Historic Resources will consult with the council office of the potential HCM location, prior to their staff recommendation.

We are in a housing crisis. It is the responsibility of the City Council to protect renters in the City of Los Angeles. It must be a mandate.

Also, the City of Los Angeles is receiving millions of dollars in Transient Occupancy Tax from a revenue stream that is currently illegal. That is money laundering by any analysis.

Regulation of home-sharing, formally the short-term rental ordinance, is long overdue. We need a 90-day limit on home-sharing in a person's primary home only. The City cannot afford to incentivize property owners to forgo longterm tenants for greater profits. None of us can afford that outcome in a city of renters

Please do not attach conditions, such as the approval of another ordinance, to be tied to the approval of Council File: 14-1635-S2. We need regulation immediately.

Sincerely,

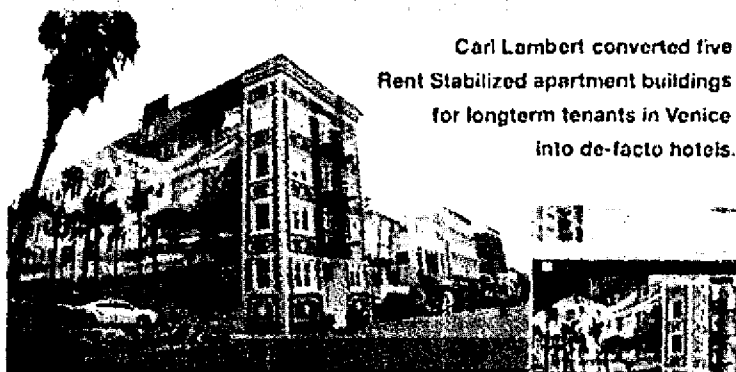
Margaret Molloy

Vote YES on Prop 10

"Carl Lambert, a Santa Monica developer and landlord, said he fears he'll have to stop renting his properties if Costa Hawkins is repealed. He sees Costa Hawkins as a compromise: Tenants receive minimal rent increases, and landlords have the chance to charge a market rate after the renters move out. You live with it, knowing when tenants do move out, you can raise the rent," Lambert said.

(www.record-bee.com/)

CARL LAMBERT IS NO FRIEND TO RENTERS IN LOS ANGELES. VOTE YES ON PROPOSITION 10!

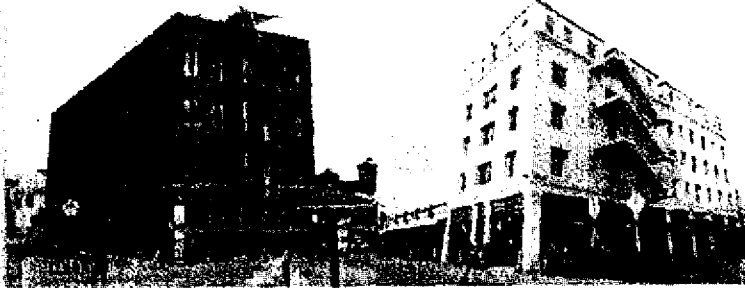


Carl Lambert converted five Rent Stabilized apartment buildings for longterm tenants in Venice into de-facto hotels.

417 Ocean Front Walk - 32 unit RSO apartments - www.venicesuites.com



29 Hwy 25 and RSO apartments www.venicesuites.com



7 blocks 31 and RSO apartments www.venicesuites.com

Woods 32 and RSO apartments www.venicesuites.com



1 MICHAEL N. FEUER, City Attorney, SBN 111529
 2 TINA HESS, Assistant City Attorney, SBN 143900
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(NO FEE - Gov. Code § 6160)

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Superior Court of California
County of Los Angeles

JUN 17 2016

Attorneys for Plaintiff, the People of the State of California
By Isabel Cisneros, Deputy

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES, CENTRAL DISTRICT**

THE PEOPLE OF THE STATE OF CALIFORNIA,

Plaintiff,

vs.

VENICE SUITES, LLC, a California limited liability company; CARL LAMBERT, an individual; and DOES 1 through 100, inclusive,

Defendants.

) Case No.: **BC 6 2 4 3 5 0**
)
) **COMPLAINT FOR INJUNCTIVE AND**
) **OTHER EQUITABLE RELIEF AND**
) **CIVIL PENALTIES FOR:**
)
) 1. **LOS ANGELES MUNICIPAL CODE**
) **SECTION 11.00;**
)
) 2. **PUBLIC NUISANCE IN VIOLATION**
) **OF CIVIL CODE SECTION 3479 ET**
) **SEQ.;**
)
) 3. **UNFAIR COMPETITION LAW**
) **(BUSINESS AND PROFESSIONS**
) **CODE SECTION 17200 ET SEQ.);**
) **AND**
)
) 4. **FALSE ADVERTISING PRACTICES**
) **(BUSINESS AND PROFESSIONS**
) **CODE SECTION 17500 ET SEQ.)**

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 Superior Court of California
 County of Los Angeles

JUN 17 2016

Sherril H. ... Clerk
 By: *[Signature]* Deputy
 Ishayla Chambers

Attorneys for Plaintiff, the People of the State of California

SUPERIOR COURT OF THE STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES, CENTRAL DISTRICT

BC 6 2 4 3 5 1

THE PEOPLE OF THE STATE OF CALIFORNIA,

Plaintiff,

vs.

VENICE BEACH SUITES, LLC, a California
 limited liability company; WILLIAM
 ANDREW LAYMAN, an individual; ROSE
 MARIE LAYMAN, an individual;
 MATTHEW P. MOORE, an individual; and
 DOES 1 through 100, inclusive,

Defendants.

Case No.:

COMPLAINT FOR INJUNCTIVE AND OTHER EQUITABLE RELIEF AND CIVIL PENALTIES FOR:

1. LOS ANGELES MUNICIPAL CODE SECTION 11.00;
2. PUBLIC NUISANCE IN VIOLATION OF CIVIL CODE SECTION 3479 ET SEQ.;
3. UNFAIR COMPETITION LAW (BUSINESS AND PROFESSIONS CODE SECTION 17200 ET SEQ.); AND
4. FALSE ADVERTISING PRACTICES (BUSINESS AND PROFESSIONS CODE SECTION 17500 ET SEQ.)

COPY

COMPLAINT FOR EQUITABLE RELIEF AND CIVIL PENALTIES



MIKE BONIN

City of Los Angeles
Councilmember, Eleventh District

January 10, 2018

Councilmember Jose Huizar
Chair, Planning and Land Use Committee

Re: Case No: CHC-2017-4328-HCM
ENV-2017-4329-CE


Dear Councilmember Huizar:

I am writing to express my support for the nomination of The Potter, located at 1305 Ocean Front Walk in Venice, as an Historic-Cultural Monument.

As you will see from the staff report on this nomination, the Potter, now known as Venice Beach Suites, is a four-story residential structure located in the heart of historic Venice Beach. Built in 1912, the unique residential tower was rehabilitated in 2014 to its former glory. The owners have taken pains to ensure that this building reflects the history and character of Venice Beach, and it is a wonderful opportunity for the City to partner with the owners to ensure that this icon will be with us for decades to come.

I strongly support the designation of this landmark structure as an Historic-Cultural Monument, and look forward to approving it when it comes before the City Council.

Regards,


MIKE BONIN
Councilmember, 11th District

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West Los Angeles Office
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Los Angeles, CA 90005
(310) 575-8461
(310) 575-8305 Fax



Fwd: Council File 15-0600-S62 and TOC Tier 4

1 message

Tue, Dec 11, 2018 at 7:45 AM

From: 'Liz smth' via Clerk - CityClerk <cityclerk@lacity.org>

Date: Mon, Dec 10, 2018 at 5:59 PM

Subject: Council File 15-0600-S62 and TOC Tier 4

To: <Councilmember.Harris-Dawson@lacity.org>

Cc: <Andrew.Westall@lacity.org>, <Dina.Andrews@lacity.org>, <Albert.Lord@lacity.org>, <Vince.Bertoni@lacity.org>, <Matthew.Glesne@lacity.org>, <Gary.Hoggart@lacity.org>, <cityclerk@lacity.org>, <kimani.black@lacity.org>, <ecwando@empowerla.org>, <slaanc3.0@gmail.com>

Dear Council-member Marqueece Harris-Dawson:

I'm writing to share my support for Council Member Koretz's motion dated November 6, 2018 in regards to "the feasibility of excluding new developments from Preferential Parking Districts (PPD) that have been granted parking reductions by qualifying as Transit Oriented Communities (TOC) projects or for an area that is rezoned under Transit Neighborhood Plans as part of a subway construction project."

The revised rules and procedures for preferential parking districts, dated Oct. 18, 2018, that allow boundaries of a PPD to be established to extend to both sides of the nearest major streets, combined with the density of TOC eligible properties along the LAX/Crenshaw Metro line threaten to forever change and negatively impact the quality of life for residents within the West Adams-Baldwin Hills-Leimert Community.

I live at 4325 9th Ave, 90008 and have lived in my home for twenty plus years. Most households on our block own 2+ cars. In our immediate neighborhood a TOC Tier 4 development at 4252 Crenshaw will add 111 units to the neighborhood and another TOC Tier 4 development at 3450 43rd St. will add an additional 63 units. And, that doesn't consider the countless additional TOC Tier 4 projects that will inevitably be built in our neighborhood.

It is ideal but unrealistic to believe that the vast majority of the tenants of these no-parking TOC Tier 4 buildings will not own cars in 2019 or 2020 or even 2021. So where will they park them? The answer is clear: on nearby residential streets unless prohibited from doing so. The notion of allowing residents of TOC buildings (where the developers have received generous reduced parking incentives) the right to apply for PPD permits is truly unconscionable and completely disregards and disrespects the legitimate concerns of the residents in the surrounding neighborhoods.

I support mass transit for Los Angeles and realize that it can only succeed if people use it. What I do not support is the blatant disregard of the needs of the current residents of this community. Excluding TOC residents from PPD must happen. To do otherwise would serve to punish property owners who own cars for being property owners with cars. I demand that the city council allow residents of the West Adams-Baldwin Hills-Leimert Park community to have a say in how to preserve the character of their neighborhoods by moving to support the exclusion of new TOC projects from neighborhood PPDs.

I look forward to your engagement with the stakeholders of our community on a solution that benefits the existing residents.

Regards,

Carolyn Dix
4325 9th Ave.
Los Angeles, CA 90008
323-868-2831

Sent from my iPhone