

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

For fifteen years, my husband and I have lived on a quiet Silver Lake street with multi-million dollar homes, beautiful views, and friendly neighbors. Last year, property investors converted the single family home across the street from us into a large, short term rental hotel. Now, the street is blocked with Uber cars, unloading group after group, with suitcase after suitcase. Getting into our car often resembles navigating the valet area of a busy hotel. Although we live in a neighborhood designated as an R-1 residential zone, we now effectively live in a busy commercial zone.

Worst of all, there seems to be no avenue for addressing problems created by this commercial business. The property investors have been very aggressive to any neighbor attempting to discuss disturbances with them. They have filed false police reports and city violations against us and other neighbors. We have had to install security cameras to protect ourselves against their bizarre, false allegations. The situation has been extreme and quite frightening.

We neighbors have appealed to the police, LADBS, our councilman, the City Attorney, and spoken before the City Council. Sadly, it has become clear that, even in cases as extreme as ours, the City of Los Angeles will not protect us by enforcing existing laws. We are left with no avenue to resolve the many problems we are encountering. We desperately need your help.

I'd like to thank you for your efforts to understand how existing housing regulations relate to STRs in Los Angeles. I'd also like to thank you for examining the real-life impact of STRs on neighborhoods like ours. I encourage you to craft legislation that establishes a clear list of rights for residents and an effective legal process for those residents to follow when STRs abuses occur.

I ask that you put neighbors and neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Diana Hamann', with a long horizontal flourish extending to the right.

Diana Hamann
195 Redesdale Ave.
Los Angeles, CA 90039
323-665-5163

Cc: Mayor Eric Garcetti
Councilmember Paul Krekorian
Councilmember Bob Blumenfield
Councilmember David Ryu
Councilmember Paul Koretz
Councilmember Nury Martinez
Councilmember Felipe Fuentes
Councilmember Marqueece Harris Dawson
Councilmember Curren Price
Councilmember Herb Wesson
Councilmember Mike Bonin
Councilmember Mitch Englander
Councilmember Mitch O'Farrell
Councilmember Jose Huizar
Councilmember Joe Buscaino

July 28, 2015

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I am a life-long Angeleno, born and raised. I have lived here in Silver Lake for 19 years with my husband who is a born and raised Silver Lake resident. My mother-in-law still lives in Silver Lake a mile from us.

I am writing to strongly urge you to help the law-abiding citizens of residential Los Angeles. Please draft enforceable, and concise laws and rules in regards to short-term rentals. Currently, as you and I know, these type of rentals are in violation of current zoning laws and it is out of control. I urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

In spite of the fact that short-term rentals violate zoning laws, most of these rentals are not being forced to comply with the law for some reason beyond my thinking. This non-enforcement has caused "fights" in neighborhoods. In fact, in my "fight", I was the victim of the owners of a short-term commercial Airbnb house. The host/owners of the property once came to my front gate and started yelling at me. They also falsely called the police on another neighbor of mine. These Airbnb host/owners do not even live at the Airbnb rental property here in Silver Lake. Last year, the wife/Airbnb host and an unknown male rang my doorbell and banged on my front gate, but I ignored them and called the police. I wasn't sure what she intended to do to me. These owners filed a false TRO against me back in August 2014, and the case was dismissed against me. It cost me \$3800 in attorney's fees. But this is what this TRO was: an act of intimidation, vindictiveness and revenge against me and my entire neighborhood because we filed complaints against them with the City and LADBS. This is so unfair. They are breaking the law and they take me to court! This gives you a glimpse into the state of mind of these short-term rental hosts. They will say and do almost anything to maintain their illegal income including, in this case, commit perjury.

Many of the Airbnb hosts are the most shameless, unapologetic, egregious, selfish, money-hungry people that I have ever heard that has decided to break the law and try to justify in so many ways. Whatever happened to my right to live in a residential area? I moved here 19 years ago into a residential area, not a commercial zone. This is so

unfair to me and my neighbors. When are my City Councilmembers going to support me and my neighbors who live here in residential areas? Please do it now, please.

I personally would not commit a crime because of financial difficulty. There are other resources available to law abiding citizens. But the majority of the short-term Airbnb hosts are willing to break the law unabashedly. And most are not in financial difficulty at all. They know that few of them are prosecuted or forced to comply, so they have no fear about breaking this law. You give them an inch, they take a mile. They feel as if they have a right to operate illegally. Well, it is an outrage to me! Look at the problems in San Francisco as a warning to Los Angeles. Most hosts are not people in financial straights as is the common “story” told by Airbnb, a company that claims to be worth \$20 billion. Most listings here in Los Angeles area are called “Entire home/apt” which tells you that they are NOT renting out a room in their own homes, but rather are making income on commercial rentals, and are not “home-sharing”. It is time for them to “grow up” and be responsible for their own financial situations like the rest of society. It is not fair for people with means to use the internet and their smart phones to make money like this. How many hosts are really people with financial difficulty? And how many are affluent people making money on this illegal activity? Having financial difficulty does not give a person a “get out of jail free” card. Are they allowed to break the law?

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

My heart is broken. I have loved living here in Silver Lake for 18 years, but the past 14 months has been very stressful and upsetting for me because of the Airbnb rental house and their owners.

Thank you for your consideration. Feel free to call me if you want to know more.

Sincerely,

Jane Taguchi
1963 Redesdale Ave., Los Angeles, CA 90039; 323-661-9891

See photos attached below. I put them here to give you a feel for what it is like to live across the street from a “hotel”, aka Airbnb rental. Unfortunately, I could not take any night photos because I don’t have such a camera.

Cc: Mayor Eric Garcetti
Councilmember Paul Krekorian

Councilmember Bob Blumenfield
Councilmember David Ryu
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July 2014 – a company retreat. They also had a caterer.

11/10/14 A group of renters unloading Luggage at the rental.



3 business men entering the lower level of the rental. The house is split into two even though it is R1.



Renters are parked in front of another neighbor's garage and also in the rental's driveway.



10/25/14 This photo shows the renters mistakenly in MY driveway asking to unload their luggage.



I was able to do a screengrab from a video to capture the latest renters. They tried to open a neighbors gate by mistake.

The screengrab below is from September 2014. And in comparison, today the host has 50 reviews but has removed her headshot from the listing presumably to try to conceal her identity. In addition, the host listed three properties back in 2014, but did not live in any of them. This couple owns 3 homes worth over \$4 million. They are not in financial difficulty.

Hey, I'm Melody!
 Los Angeles, California, United States - Member since May 2013
 Melody is living in Los Angeles . Los Feliz .

22 Reviews Verified ID

Verified ID

- ✓ Email Address Verified
- ✓ Phone Number Verified 61
- ✓ Reviewed 23 Reviews
- ✓ Offline ID Driver License

About Me

Listings (3)

- Location, Location, Location...
Russell Avenue, Los Angeles
- Right on the lake - AMAZING view
Redesdale Avenue, Los Angeles
- NEW! Modern, comfortable, quiet
Redesdale Avenue, Los Angeles

Reviews (22)
Reviews From Guests

- Michelle** August 2014
 This house is large and clean and beautiful. We had a group of 12 adults and never felt cramped for space. One thing to note is the in-law unit in the backyard does not have A/C (only a fan). Otherwise the place was fantastic -- my favorite part is the red couch in the kitchen.
 Location, Location, Location...
- Claire** July 2014
 Amazing house!! Melody made sure we had everything we needed, even when the power went out in Los Angeles!
 Right on the lake , AMAZING view
- David** July 2014
 Superbe villa, très bien équipée avec une vue magnifique sur Silver Lake. Nous avons passé 3 nuits exceptionnelles dans une maison de stars. Nous avons eu un très bon contact avec Melody qui a répondu très vite à nos messages. Le quartier est sympa et proche de tout. C'est vraiment une villa à louer si vous pouvez.
 Right on the lake , AMAZING view
- Prashant** July 2014
 Melody was considerate, helpful, and available. The place is gorgeous! I'd book again.
 Location, Location, Location...
- Gary** June 2014
 The reservation was canceled 30 days before arrival. This is an automated posting.
 Right on the lake , AMAZING view
- Russell** June 2014
 Bright space, great yard, plenty of room.
 Right on the lake , AMAZING view

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

August 23, 2015

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I have lived in Silver Lake all of my life. My wife and I bought our home 19 years ago. And my mom still less than a mile away from me in the house where I grew up.

I was told that the City is ready to start enforcing and regulating Airbnb-type rentals in our residential areas. I want to say, "What took so long?"

I understand that these types of rentals, they call them short term rentals, are illegal in R1 zones, and most other residential zones in Los Angeles. I was told of the many illegal conversions of homes and apartments in Venice, Santa Monica, and other areas.

One of the "other areas" is now Silver Lake. There is a house on my street which was purchased and then immediately rented as an Airbnb group rental since May 2014. I understand that it was reported to the proper authorities, but the business is still operating. The revolving door of people with luggage, or passenger vans full of people, or uber cars and taxis, or extra vehicles parked on our narrow street, or people parking in our driveway, or standing in our driveway, or the very loud fraternity party has been ridiculous. Not to mention illegal.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Terence Chang
1963 Redesdale Ave., Los Angeles, CA 90039; 323-953-7955

Cc: Mayor Eric Garcetti
Councilmember Paul Krekorian
Councilmember Bob Blumenfield

Councilmember David Ryu
Councilmember Paul Koretz
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