

August 12, 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 been a homeowner in Venice for 30 years, living on a quiet residential street in the Silver Triangle. I am writing to urge you to take action quickly to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods. The quiet street I live on has been negatively affected by the explosion of residences converted to short-term rentals in the Venice community. The problem would be alleviated if the zoning regulations for R-1 residential districts were enforced to not allow homeowners to turn their homes into short-term motel-style rentals in R-1 zoned neighborhoods.

Until recently, one of my neighbors was renting her house out, via Airbnb and other on-line resources, to tourists who wanted a party house. In the years prior to 2013, she had occasionally rented out a room in her house, while she continued to live there. This occasional rental, while she remained resident in the house, did not cause problems. However, once Airbnb and other on-line home rental sites took off and became a continual source of new customers and income for her, my neighbor rarely stayed in the house due to all the business she got. I never knew if I was going to be awakened in the middle of the night by noise and billows of cigarette and marijuana smoke drifting into my bedroom from the party in the house next door. Nor did I know if the groups of strangers carrying stuff into and out of the house next door were a security risk or not. I would find beer cans, broken glass, and bottles filled with urine in my yard, on the sidewalk and in the street outside of my house.

At first, I tried addressing the issue with the Dept. of Building and Safety. That went nowhere, as LADBS is really not equipped to deal with the kind of violation Airbnb represents. I also called my neighbor's home phone when I was awakened by noise, but it was not answered (because she wasn't there and her customers didn't answer it). Eventually, I started keeping the phone number of the police within easy reach of my bed and called the police numerous times in the middle of the night. Eventually, I managed to find my neighbor's cell phone number in an online search, and I would call her as well. After I called her in the middle of the night several times, she told me 'this' was getting to be too much, and she was going to rent her house out long-term. She eventually did so, and my long nightmare was over: I was relieved of the

anxiety I experienced every time I saw new groups of people entering my neighbor's house, worrying if I was going to have my sleep disrupted and my property messed with, due to the Airbnb rentals.

An important aspect has been drowned out in all the short-term rental advocacy that trumpets the freedom to make use of one's home as one wishes, and the financial necessity to supplement one's income and pay the mortgage through short-term residential rentals. That aspect is that residential zoning laws exist to give homeowners freedom from the safety concerns and other disturbances that are part of commercial sectors, but have no place in residential zones

Homeowners are not free to make extra income by 'sharing' their garage and operating an automotive repair shop from it, or by 'sharing' their stove and dining table and operating a restaurant from their kitchen. These are businesses that impose the costs of noise, disturbance, debris and transients on the neighbors. They are rightly regulated, and the regulations are enforced for these types of businesses. Zoning laws recognize that the sounds, traffic and lack of security within commercial zones are objectionable and a disturbance to residential neighborhoods. If zoning laws did not exist, purely residential zones would evaporate in Los Angeles.

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,

Martha Margowsky
2425 Bryan Ave.
Venice, CA 90291
(310) 823-3547

Cc:

Mayor Eric Garcetti
Councilmember Paul Krekor
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

To: Councilperson Mike Bonin
200 N. Spring Street, Room 475
Los Angeles, Ca 90012

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

Dear Councilmember Bonin:

I've been a resident of Silver Lake for almost 5 decades. I've seen the ups and downs and ups again of this fantastic neighborhood and am grateful my parents had the opportunity to raise their four children in a truly residential community.

We were one of the first African American families to live in Silver Lake and I've been fortunate to witness the encouraging transition of a historically restricted community to an extremely diverse, warm and welcoming one, where neighbors care and look out for each other.

Unfortunately, the popularity of AirBnB and other on-line short term rental sites, weakens the fabric of our neighborhood and is quickly threatening the precious quality of life we work so hard to achieve.

There are over 400 Silver Lake homes, condos and apartments listed on AirBnB. There are three homes used for short term rentals within 500 feet of my home. Short term rentals have caused a serious shortage of affordable housing and rent controlled apartments throughout Silver Lake and other largely residential communities in Los Angeles. The erosion of quality of life characteristics of residential neighborhoods is moving at an alarming pace, with "hosts" flipping the figurative finger to zoning restrictions with impunity.

I'm asking the council and all pertinent city agencies and departments, to enforce city ordinances and zoning laws which so wisely prohibit short term rentals in residential communities. To even consider STR regulations is unrealistic unless the city simultaneously hires additional police officers, neighborhood prosecutors, building and safety investigators and housing authority agents to handle, investigate and prosecute those who will willingly ignore any future STR regulations just as they currently ignore zoning ordinances purely for their own financial gain.

Why cater to those who so willfully break the law? Please pay attention to the thousands who are forced to deal with the daily assault on residential neighborhoods and the infringement on our quality of life, with little to no help from our elected representatives.

Sincerely,
Anne-Marie Johnson
Life Long Silver Lake Resident
<kawalkid@earthlink.net>

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

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,

As a retired CalPERS public works facilities project manager, with a Carnegie Mellon University architecture degree, living in the same unit in the historical Ellison Apartments on Venice Beach for 40 years, I have been treated like a newbie under the pretense that the world of codes and regs is the Wild West and uncharted territory in the Internet age. Whether it be the District 11 office, Building & Safety, LAHD, or Mike Feuer City Attorney, I am expected to disregard my experience with city, state, EPA, Coastal Commission, and South Coast Air Quality Mgm't District regs as well as common sense. This is all the new economy? No, this is not the city's first time at the hostel rodeo. We were assaulted with hostel units in RSO buildings in the late 1980s. City Council helped us then. But that was before the internet and "Silicon Beach".

Silicon Beach? The city can't really give or receive information online. How many 58-unit RSO apt buildings like the Ellison are in Venice? How many units have been turned into short-term rentals? Don't expect "Silicon Beach" to give any online data. Need help from DOT?; "It's a big city we can't be everywhere." Need LAPD help?; "Where is Venice Beach?" "Why don't you move?"

I was here when the Ellison was put into the REAP Program in the 80s, and we are still paying for 1997-93 seismic pass throughs (with 5% annual increase to all pass thrus rolled into the base rent, though the LAHD rules state 16 years is the limit on pass thrus and does not anticipate the 5% annual increase in the pass thru). We pay monthly code enforcement fees and annual housing registration fees but LAHD and B&S no longer wish a trip to the beach. In December LAHD was forced by me to actually cite the owner for no heat during the 2014/2015 New Year record lows after years of refusing to cite for the same heating deficiency. Still the inspector refused to go to the central steam boiler room which is open to the public. He also refused to talk with 5 other tenants I had lined up to speak to him about no heat, saying I was the one who complained and only my apt # is on the "confidential" citation complaint. There are bootleg units, bootleg kitchen remodels, bootleg sun deck, bootleg commercial laundry as well as fire exit violations but LAHD says its hands are tied and Feuer referred my letter to him to LAHD with no action by anyone.

I am writing to 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.

One could only hope that all the city officials hesitating with regards to STRs could be awakened to open their door to see strangers staring at them as they roll their bags in and out at all hours. Security? Not much when guests yell the gate code down the 5 story open courtyard to the front gate. Neighborhood? What neighborhood when the Knickerbocker becomes Su Casa Venice STR and The Biltmore becomes Venice Suites STR? What Community? Ironically, the LAPD does not recognize multi decade resident tenants but they know the names of many of the 'homeless'. We fought for tenant off street parking via our councilmember when the Venice Renaissance was constructed circa 1989; yet when the Su Casa Venice put out flyers for parking for STR guests, our monthly parking rent at the Renaissance when up due to 'sudden market demands'. Landlords pester, cite, and discourage tenants or evict, knowing the fees to fight back exceed the value to continue to live in hostility protected by the city. As a surfer, ocean 1 mile swimmer and 5 mile barefoot sand runner, I only live in the besought Venice Beach, with no connectivity or interactivity with the isolated city of LA despite the tag "Silicon Beach" so I can recreate on the sand and in the ocean. I wrote certified receipt letters to Laura Chick and Bill Rosendahl in 2007 about the onslaught of bootleg 'gentrification' and conversion to STR without community input or notice, but only Chick responded with notice of my concerns. The smug dismissive arrogant rudeness of the city 'but you don't understand sir, what you need to know is how complex this issue is...in this new sharing economy' may get to me and I may yet bail from LA.

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,

Marc Cavanaugh

15 Paloma Ave. #502

Venice, CA 90291-8753

310-392-7156

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

The Honorable Gil Cedillo
Los Angeles City Hall
200 North Spring Street, Room 460
Los Angeles, CA 90012

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

Dear Councilmember Gil Cedillo,

I am writing to you as a concerned Los Angeles resident about the proliferation of short-term rentals, and how that is negatively affecting our city's limited housing stock. As the numbers of short-term rentals increase in Los Angeles, we are seeing more and more RSO and affordable housing taken off the market and converted to short-term rental units that are advertised on such websites as AirBnB and VRBO. Los Angeles landlords in rent-controlled buildings have been pressuring residents to leave, so they can profit from turning the newly vacant space into illegal hotel rooms for short-term rentals. This is exacerbating a housing shortage that is already one of the worst in the nation.

In popular neighborhoods such as Venice, Silver Lake, Hollywood and Echo Park – where low vacancies rule and rents already squeeze people out – families are being evicted from their homes so that they can be turned into short-term rental units. Unfortunately, we are going to see more and more of this behavior as commercial investors buy up and stockpile rental properties to get a piece of the action. For example, a report from Beyond Pricing recently stated that in census tracts along Venice Beach and Abbott-Kinney Boulevard, AirBnB listings accounted for 6-7% of all housing units. That is ten times the countywide average. Moreover, a report by the Los Angeles Alliance for a New Economy featured this staggering figure - the 7,316 units taken off the rental market by AirBnB is equivalent to seven years of affordable housing construction in Los Angeles.

Although some listed units are true home-sharing situations where homes are rented out to vacationers only occasionally, the commercialization of the short-term rental industry is making it easier for properties to be listed as full-time year-round vacation rentals – i.e., these units are permanently taken off of Los Angeles's housing market. Whole homes and entire apartments that could be rented to people that live, work, and contribute to L.A.'s economy are being rented to partying vacationers that have no investment in the community.

As Chairman of the city's Housing Committee, please enforce existing city rules that prohibit short-term rentals and protect our city's precious housing stock.

Sincerely,

Kelly Adams

20 29th Ave.

Venice, CA. 90291

(650) 740-3538

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

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,

My name is Bill Wilson and I live in Silver Lake. In 2000 I moved from R-2 Westwood to an R-1 neighborhood here to get away from rentals – both long and short-term. It was my understanding that R-1 mean “single-family-residences” only.

I am writing to 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.

Despite the R-1 zoning, many Silver Lake neighbors are doing STR’s through Air B’n’B. The constant turn-over of renters and their vehicles where parking is a very limited is a problem. But my objection is more fundamental: “short-term rental hotels are illegal in R-1. Period.

The problem is that the standard for enforcement is impossible: a city rep from Building and Safety must actually catch the homeowner with a renter in the home. TYhis is like enforcing anti-prostitutions statutes – but only if you can the john and the hooker “in the act?”

Get real. Rooms and houses are listed online; seriously, how difficult is it to digitally track that info? *Not* doing that means the city isn’t serious about enforcement.

This is a mockery of zoning regulation. Why bother? Why not just let anyone who wants to open a restaurant or a bar in any and every neighborhood – fine as long as LA collects tax revenue from those business, right? Wrong!

I resent paying high annual R1 neighborhood property taxes to live here -- *by the year*, when anybody with a credit card and an app can rent here -- *by the day*. That’s BS.

But why do I bother? Frankly, I think the fix is in – Mayor Garcetti (and Council Members) are gonna take election contributions from the likes of Air B’n’B -- in exchange for “legitimizing” their illegal hotels – by collecting “hotel taxes.” Brilliant! Gee, thanks so much, everyone.

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,

Bill Wilson

3016 Silver Lea Terrace

Los Angeles, CA 90039

323.662.7677

billofwrites@earthlink.net

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
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Councilmember Joe Buscaino

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,

My name is Karen Brodtkin. I've owned and lived at 803 Amoroso Place since January 1988. My walk street has been heavily impacted by short term rentals in the last 5 or so years. I am writing to 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.

On my 800 block of Amoroso we have 5 air bnbs. Almost all the single story old houses that haven't been redeveloped are short term rentals. As best I can tell they are mainly vacant—no one regularly lives in them—when they are not rented. We've had people come by our house asking for help in locating the key to their rental; asking for info. All of these are business ventures not house shares. There's no sharing going on here. The owners of one of these houses evicted a tenant who was part of a network of young parents & kids in order to rent to a person who intended to use the house as a full-time air bnb and offered to pay a higher rent. As best I can tell the city has done everything to facilitate a set of business practices that have a real impact on neighborliness.

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,

Karen Brodtkin

803 Amoroso Place

310-962-4599

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
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Councilmember Jose Huizar
Councilmember Joe Buscaino

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,

My name is Angela Durrant and I live on Topsail Mall in the Silver Strand area of Marina del Rey.

I am writing to 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.

One of the neighboring houses, right near where I live has been turned over to a short term rental. The owner does not live on the premises. It is like living next to a mini hotel with transient people coming and going all the time. This has really impacted our quality of life. We have worked hard to build a community in the Silver Strand and feel a loss in addition to the nuisance, noise, parking problems etc that we experience. I feel unsafe because we do not know who is coming in there at any hour of the day or night. Please protect us from the negative impacts of short-term rentals. These mini hotels are businesses after all and should not be in residential areas.

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,

Angela Durrant

117 Topsail Mall, Marina del Rey

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

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

August 18, 2015

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

Dear Councilmember Bonin,

As a lifelong resident of Los Angeles, I have seen the city grown beyond its capacity, both in people living and visiting our city. I have a very deep concern with the AirBnB people.

First is the safety issue. We have no idea whether a sexual predator is living next doors for a few days, because we have no safety system or background checks in place. We don't know if the person we see is a visitor or a potential burglar. As a member of the neighborhood watch program we look for people that don't belong.

Parking is an issue, as our block has gotten to the point where we are territorial about our driveway. The people that rent for a few days don't care, because there is no neighborly consideration. I can't tell you the times I have come home to find cars taking up to 3 feet of my driveway, or they pull into my driveway park while they "check in" with the hosting neighbor.

Then there are the loud parties that go on and the smell of Weed coming into my house. Medical, sure if that's what they say. Of course they wash the smoke down with a few beers and later we have them puking outside our house on the sidewalk. Yes that's the reason we bought a home, so we can witness it going down in value because now we live next to a cheap motel.

We bought our home in a residential area, and not in a commercial area. I know that the city just wants the revenue because when the sun sets its all about the money. But it's not, it's about the quality of life and the peace of mind we sought and were will to pay for when we bought our home in Mar Vista.

Don't be fooled by the homeowner saying they need the additional income to make the house note. If that's the case they should have not bought the home they can't afford. It's all about making money for them and nothing else matters. Not the neighbors, not the noise they make, not the lack of parking their guest create. They are very inconsiderate.

Save the statuery of our neighborhood by simply saying “NO” .

Thank you

Joe Santana

LA Resident for over 56 years.

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

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:

My name is Nora Nicosia. We built our house in the Silver Strand in 1988 and have loved the community. We supported your election to the Council.

I am writing to 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 neighborhood. Why can you not support the kind of strict enforcement of prohibiting short term rentals similar to the new laws in Santa Monica?

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

Nora Nicosia.....134 Spinnaker Mall, Marina Del Rey, CA 90292

Email.....noranic@ca.rr.com

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

20 August 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,

When I moved to LA in 1991, I lived in the Hollywood area in a huge apartment building. **I didn't know my neighbors and felt very isolated.** After the riots and the Northridge earthquake, I decided I wanted to live in an area that I could develop relationships with my neighbors. A place where I could feel like I was contributing to the community. Venice was the perfect place. I moved into an adorable 8 unit complex with a gated courtyard and lovely avocado tree in the middle. My landlord, was a mensch. He was a retired screenwriter and was very supportive of artists. For 5 years, he didn't raise my rent. Go figure. It was the perfect living and creative working environment. I knew all my neighbors and we looked out for each other. When I had to travel for work, one of my neighbors would look after my apartment and take care of my cat. Life was great.

My building was sold last year. My life went from the perfect fairy tale to a horror story. Initially, I was afraid the new landlord would destroy the building and build one of the butt ugly tall McMansions that are currently populating the area. However, he decided to try to remove all the current tenants and turn the entire building into short term rentals. He was

successful in getting 5 tenants to leave. There are currently only 3 of us left. Of the three, I've been here the longest.

I'm now living a daily nightmare. **The property is managed by The Three Stooges .** They are the most incompetent people I have ever had the misfortune to have to deal with. **I'm now living in a poorly run motel.** I have a file folder full of the emails I have sent to them listing my daily complaints. Just to name a few...

They do not meet the arriving tourists, most of them are foreigners, which results in people knocking on my door early in the morning or in the middle of the night, trying to enter the property.

The tourists have broken the front gate lock several times and it takes the management company days to repair it. Therefore, we don't have a secure locked courtyard. The tourists also leave the gate open. An open invitation for the homeless, thieves, gangbangers, etc.

The trash bin is overflowing and creating a health hazard. The tourists don't properly dispose of the trash, so garbage is also in the recycle bin as well. The mounting trash has resulted in cockroaches and rodents. In the 21 years I have lived at this property, this has never been a problem. I now have giant cockroaches in my kitchen. I'm not happy.

The maids are loud, obnoxious, rude and annoying. They scream at each other across the courtyard and play loud music while they're cleaning.

I constantly have to remind the tourists not to smoke in the courtyard. They hang out late at night on the back deck, where my bedroom is located, drinking, smoking, playing music, etc.

However, the most disturbing issue is my personal security. When I come home, especially at night, I don't know who or what I will face when I open the gate. Is it one of the tourist or someone waiting to harm me? This has caused me great physical and emotional anxiety. I'm clinically depressed. My doctor has prescribed medication to help me get through the day.

I'm convinced the management company is not properly vetting these people. They are allowing as many as 6-8 people to occupy a studio apartment. We had a group of 4 older men with 2 very young boys occupy a studio apartment for over a week. The older men were very creepy and I'm almost certain the young boys were not related to the men. Creepy.

Finally, the neighborhood I moved into is gone. Abbott Kinney is unrecognizable. My beloved neighbors are moving on or being forced out by greedy google geeks and foreign investors. Tourists want to visit Venice for the bohemian artist culture. Well, if things continue are they are now, the tourists will only see people like themselves. The artists are being forced out. I have lived in Noe Valley in San Francisco and The Village in NYC, I was hoping to retire by the beach in Venice. However, the short term rentals are killing my dream and destroying our society.

Unfortunately, I'm back to where I started in 1991. I don't know my neighbors, because I no longer have neighbors...I'm isolated, again.

I am writing to 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.

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,

A Venice resident

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

August 17,2015

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 writing to urge you to take action to curb short-term rentals here in Los Angeles that can be effectively enforced and restore our residential neighborhoods. While establishing commercial ventures in residential zones may sound like a good experiment to try out in the “sharing” economy, the City has a process and a path forward for evaluating the physical consequences of such an experiment. There is a process to change zoning if that is what is called for. In that long established, transparent and public process the impacts of noise, parking, traffic, density and hours of use can be evaluated in a thorough and comprehensive way. Short of using the process of re-zoning, the result is chaos.

I am a resident in the Hollywood Hills (Sunset Plaza) on a cul-de-sac on a substandard road in a very high fire danger area. I have lived in my home for 18 years. However, over the past 18 months I have had to live next to a house that was purchased, expanded (without a building permit) and turned into a \$700/nt Motel 6 on Airbnb. This motel is less than 20 feet from my house and truly has adversely affected the quality of my life. It is popular with tourists (sometimes as many as 8 people in the 2 bedroom house). They come, they party, they drive down the hill to nightclubs and come back at 4am loud. I have sometimes returned home in the evening to have five or six cars blocking the road making it impossible for fire and safety vehicles, if needed, to get by. As an example of one of the more “interesting” happenings next door by complete strangers renting it out - I was “treated” to a strip-tease show in the front lawn. They of course cursed at me when I asked them to take it inside. Although not all leave a review on Airbnb, there are over 50 reviews left on the site, with eight reviews in June and July alone.

Because of the never-ending stream of total strangers coming and going and an owner who harasses me because I object to his commercial activities, I feel like a prisoner in my own home. The owner wrote a letter to me the following, verbatim:

“I understand and know that there is a short term rental city ordinance but as I mentioned to you before, I do not believe in the city dictating who or how I can share my house with. This lawlessness as you like to call it, is really no different than people like you using Uber who is breaking city ordinances....or back in the 40’s when “colored people,” women or gays couldn’t legally do certain things and yet these individuals rightfully stood up for their rights despite breaking whatever repressive and outdate law existed.”

First, he is not sharing. He meets the strangers, hands them the keys and returns after their 3-5 night stay is over. Second, when did making a profit by breaking the law become akin to the civil rights of “colored people,” women and gays?

I was momentarily encouraged when the Department of City Planning confirmed that all such short-term rentals of single-family houses are not permissible uses in single-family residential zoning designations. Unfortunately when I contacted LABDS to have the City address the non-compliance in this R15 neighborhood it sadly fell on deaf ears.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals in purely residential areas, 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,

David Johnson

9197 Crescent Drive 90046 / 323-654-5540

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

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,

Our names are Harley and Heidi Lawden. We reside in Venice Beach C.A at 41 Dudley Avenue in a rent controlled building. It's an older ill maintained building of 5 appts but it's been home to us for 15 years. Recently our landlord had evicted one tenant with another soon to leave Sept 1. The reason he did this was for 'family members to move in' So far no family members have moved in, and what we have had since are a different Air BnB tenant every 2/3 days. On July 3rd one Air Bnb tenant had my car towed, yes that's right from a parking space that under the terms of my rental agreement has always been mine, but he was promised a space it was 4th July weekend in Venice, I was the only neighbor out working and so mine was the car that was tow'd. I complained of course, asked for my car release to be paid for but what I received instead was a 60 day notice, no reason given. I wanted to attend court today to voice my concern, but I have had to retain a lawyer and am having a round of mediation first with my landlord to hopefully settle this rather than have to go to court. I am always current and on time with my rent (direct debit) I ask nothing of my landlords (they never sufficiently deal with repairs anyways) but we live at the beach and we want to stay. The neighborhood is not what it was though, as more and more neighbors are forced out and strangers, that change often daily come and go.

I am writing to 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.

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,

Heidi Lawden

41 Dudley Ave, Venice, CA, 90291

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

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 the past 22 years I have lived in Silver Lake and am an active resident in the community. My neighborhood is predominately single family homes and like most of Silver Lake stretched for parking.

I am writing to 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.

My experience with short term rentals is that they should only be in areas where the zoning allows them. I did not move to my home to live next door to a hotel. Zoning designations are there for a reason, to keep like businesses in areas where commercial needs can be met. Many short term rentals are themselves currently under rent control and thus take away much needed housing. Turning them into defacto hotels removes options for those looking for long term housing and it impacts the rent of those that are up for rent. You have no idea who these people are there is a loss of community. Many landlords use existing apartment buildings as shared housing via Airbnb so they don't have to take long term tenants.

I do not feel that the city should be watering down enforcement of zoning laws just to make more money. While council might seek transit tax on the building be a home or former rental unit. There are short term rentals on my street that go for up to \$400/night. That hardly is "sharing", it is a hotel business. And all this conversation about some senior needs the money to stay in their home or other such nonsense is just that, bovine waste.

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,

Rusty Millar

850 Micheltorena St

Los Angeles, 90026

323.313.9539

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

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,

We worked together as community organizers on the Obama '08 campaign with Marta Every, Amy Amsterdam and Mary Jane Stevenson. I write to you as a fellow organizer, a fellow resident of Los Angeles, and I appeal to you as a proven conscientious and compassionate political leader who deeply values strong neighborhoods and communities.

My family has lived in our Silver Lake home for 15 years. About a year ago, one of our neighbors decided to cash out of our neighborhood, and move to Hawaii. He converted his single family, single resident home into an AirBnB motel. He still owns it, but the house is now a multi-unit AirBnB rental property in the portfolio of a large property management firm.

The short-term AirBnB lodgers changeover with great frequency, sometimes daily. Some of the short-term renters rise as early as 5am to take conference calls and meetings out on the deck. Some of the tourists invite dozens of people over and party until the wee hours of the morning. The noise and partying is erratic yet incessant as is the coming-and-goings of complete strangers. It is a 24/7 ordeal. Some of the renters wander up into our driveway. Some of them lean over onto our deck and drop their trash and empty bottles. Our formerly quiet block is now bumper-to-bumper with rental cars and careless, partying tourists.

Recently our car was broken into while parked in our driveway. When we reported the break-in, the officer asked if we had noticed any suspicious cars, or unfamiliar people on our block. How could I explain that these days our block is filled with unknown cars and drunken tourists? We also recently reported a large Chevy Suburban SUV that had been abandoned on our street for over six weeks and took up three parking spots. Other neighbors had also reported it only to find out that it was some AirBnB user's who had left it while vacationing at another location. Presumably, he took Uber to the airport.

The response I often get when I explain these newfound "P2P, sharing economy" public nuisances is, "Why don't you call the police?" or, "Why don't you report them to housing?" I cannot call the police every 24-hours. I do not have the personal bandwidth to document every parked car rental and wheelie bag toted down our street. Why should the personal profiteering of one homeowner--and a startup valued at \$25 billion--become the public burden of local residents, government and law enforcement?

I am writing to 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.

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,

S. Crabtree

2320 Teviot Street

Los Angeles, CA

90039

213-422-8629

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

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 have lived in the Moreno Highlands of Silver Lake since 1992 and have been a homeowner since 1997. My domestic partner and co-homeowner, Michele Kuraner and I have seen many changes occurring to my neighborhood during this time – the vast majority of them being positive. The large influx of new young families from the studios and other nearby upscale employers have brought us many more families with small children which has enlivened our Moreno Highlands in a really positive way. Our award winning elementary school, Ivanhoe Elementary, continues to be quite a draw that has continued to push the local property values straight up.

Two negative changes to our local landscape has been a large increase of auto short-cut traffic clogging our local tertiary roads in the hills, as more and more people want to live here.

The other negative has been the trend towards many homeowners opening up their homes to the growing and lucrative short-term rental trade. Our objection to this practice is that it is completely unregulated and draws completely unknown and random short term overnight renter individuals into our neighborhood communities.

One of the benefits to living in a small community filled primarily with homeowners is that you automatically have a neighborhood filled with known stakeholders who have every vested interest in maintaining and enhancing the neighborhood in which they live.

This paradigm is effecting broken with large influxes of random overnight renters, whether they are coming to party in your neighbor's empty house or just sight see. **No one at all** has vetted these short-term renters in any basic way that regular renters are always vetted by professional landlords engaged in renting out long term rental property; ie by the use of: criminal background checks, credit checks and predator checks.

This current unregulated illegal short term practice places our stakeholder homeowner's quiet, pretty neighborhoods in some jeopardy, especially our neighborhood children, due to the lack of any due diligence of this unknown large influx of the short term rental element. We also risk Silver Lake degenerating from the "Trendiest Neighborhood in America" down to a "cool party location". If that happens, families with children and seniors will move away - and then property values will devalue and lovely Silver Lake will degenerate.

Needless to say, something needs to be done soon to eradicate or really heavily regulate this illegal short term rental market, therefore I am writing to 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.

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 help!

Sincerely,
Taryn Poole

2951 Angus St.
Los Angeles, CA 90039
[323-806-1761](tel:323-806-1761)

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

To: Councilperson Mike Bonin
200 N. Spring Street, Room 475
Los Angeles, Ca 90012

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

Dear Councilmember Bonin:

I've been a resident of Silver Lake for almost 5 decades. I've seen the ups and downs and ups again of this fantastic neighborhood and am grateful my parents had the opportunity to raise their four children in a truly residential community.

We were one of the first African American families to live in Silver Lake and I've been fortunate to witness the encouraging transition of a historically restricted community to an extremely diverse, warm and welcoming one, where neighbors care and look out for each other.

Unfortunately, the popularity of AirBnB and other on-line short term rental sites, weakens the fabric of our neighborhood and is quickly threatening the precious quality of life we work so hard to achieve.

There are over 400 Silver Lake homes, condos and apartments listed on AirBnB. There are three homes used for short term rentals within 500 feet of my home. Short term rentals have caused a serious shortage of affordable housing and rent controlled apartments throughout Silver Lake and other largely residential communities in Los Angeles. The erosion of quality of life characteristics of residential neighborhoods is moving at an alarming pace, with "hosts" flipping the figurative finger to zoning restrictions with impunity.

I'm asking the council and all pertinent city agencies and departments, to enforce city ordinances and zoning laws which so wisely prohibit short term rentals in residential communities. To even consider STR regulations is unrealistic unless the city simultaneously hires additional police officers, neighborhood prosecutors, building and safety investigators and housing authority agents to handle, investigate and prosecute those who will willingly ignore any future STR regulations just as they currently ignore zoning ordinances purely for their own financial gain.

Why cater to those who so willfully break the law? Please pay attention to the thousands who are forced to deal with the daily assault on residential neighborhoods and the infringement on our quality of life, with little to no help from our elected representatives.

Sincerely,
Anne-Marie Johnson
Life Long Silver Lake Resident
<kawalkid@earthlink.net>

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

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 writing to 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. I have lived at 2000 N. Highland Avenue #2 in Los Angeles for 22.5 years. My building is on the historic register as Roman Gardens-Historic/Cultural Monument #397, and is a rent-controlled building built in 1926. Since new owners (Villa Valentino Hollywood L.P.) purchased the property in 2008, they have been turning it into an Airbnb hotel, with 10 apartments converted to hotel use, 5 apartments with "old" rent-controlled tenants remaining, and 1 apartment under renovation. They have not invoked the Ellis Act and I do not believe that the City is aware of the conversion. There are 10 apartments listed as nightly rentals on both Hollywood-Hideaways.com and Homeaway.com. Not only has the community atmosphere among tenants been eliminated, but "old" tenants are constantly harassed (laundry room reserved for only nightly tenants and housekeeping services; parking spaces moved out onto a very busy street) and threatened with eviction.

I am currently facing an eviction trial on 9/3 as the landlord claims that my cats, that have lived here for 11 years, are now suddenly a nuisance and in violation of my lease. As my neighbor, Rob, says: the cats aren't the real problem, YOU'RE the problem (meaning me since they want my apartment). Meanwhile I have to deal with the constant turn-over of hotel guests, our common courtyard turned into a hotel lobby/smoking room with gatherings until all hours, and people constantly rolling suitcases in and out. I never know who is coming or going. LAHD code enforcement division has not returned my call regarding this issue, and the LAHD RSO division says that they cannot do anything to help me with my eviction.

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,

JoAnn Matyas
2000 N. Highland Avenue #2
Los Angeles, CA 90068
tel: 323-850-6250

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

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
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