



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



January 28, 2015

BY EMAIL

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Mayor Eric Garcetti
Los Angeles City Council
Economic Development Committee
Planning & Land Use Management Committee
Attn: Sharon Gin and Richard Williams
Los Angeles City Clerk Office
200 N. Spring Street, Room 360
Los Angeles, CA 90012

Re: CIS for City Council File 14-1635 and Related Short-Term Rentals Motion

Dear Mayor Garcetti, City Council Members, Economic Development Committee and Planning & Land Use Management Committee,

Please be advised that at a regularly held public meeting of the Venice Neighborhood Council (VNC) Board of Officers, on January 20, 2015, the following Motion was approved by a 14-1-2 vote:

MOTION: The Venice Neighborhood Council Board approves the following Community Impact Statement (CIS), in response to City Council File 14-1635 and related short-term rentals (STRs) Motion:

**Venice Neighborhood Council
Community Impact Statement
Peer-to-Peer/Sharing Short-Term Rental Motion, Council File 14-1635**

The Venice Neighborhood Council wholeheartedly supports Councilmember Bonin’s short-term rentals motion and thanks him for his responsiveness to our prior motions. Venice is one of the City’s most severely impacted neighborhoods, with 1,100 off-season STRs and approximately 2,000 at peak season, and we are losing affordable and RSO housing to STRs at an alarming rate. STR’s are causing a deterioration of Quality of Life in many neighborhoods.

Los Angeles urgently needs City action. Venice can aid in the City’s research of impacts and solutions. We hope you will make use of our stakeholders’ knowledge and firsthand experience.

Additional important information:



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Venice supports:

1. Researching and evaluating the best practices of San Francisco, Portland, New York and other cities to develop the most effective controls/enforcement processes to protect quality of life and the right to quiet enjoyment in Los Angeles' residential neighborhoods;
2. Prohibiting conversion to STRs of our long-term rental unit stock, especially low income (no conversions of RSO units);
3. Prohibiting a concentration of STRs in a residential neighborhood at any given time; and
4. Working with Stakeholder groups, Community and Neighborhood Representatives as well as platform and hosts/operators to gather input for preparing an Ordinance for the legal operation of STRs.

The hard data show that by conversion of an already scarce housing supply into STRs, Airbnb and other major online platforms are rapidly contributing to the affordable housing crisis in L.A. Airbnb rentals primarily occupy units in neighborhoods where affordable housing is either scarce or is becoming scarce, and in neighborhoods that are seeing their median rents increase at paces greater than in other areas. As Venice has already been severely adversely impacted, and as the difficulty of enforcement cannot be underestimated, the VNC also strongly supports:

1. Genuine individual-to-individual (peer-to-peer) sharing of homes/rooms as the guiding principle for changes to the regulatory framework, controls and Zoning Codes;
2. A dedicated oversight entity, with a budget that grows with the level of activity, funded by the related taxes and fees, including an inspection/investigation function and a system of penalties and fines to protect from repeat offenders;
3. STR platforms and hosts/operators held responsible and liable for abuses, and required to provide access to relevant data as well as provide regular required reporting, in order to accurately track trends and impacts and to catch violations;
4. Minimal disturbance to current laws in making the changes necessary to legalize and regulate STRs;
5. An immediate Interim Control Ordinance (ICO) to provide basic regulations/controls and collection of the STR-related taxes and fees; and
6. In the meantime, enforcement of current laws to protect our communities.

The VNC urges the City to compile more information on the number of STRs in residential zones throughout Los Angeles, and in Venice in particular. The VNC passed the following motion on October 21, 2014:

"The VNC Board shall request the CAO to compile and provide information on the number of STRs in Venice, including the number of single-family dwellings where only one dwelling unit exists on the lot, the number of multi-family dwellings, including duplexes and condominiums, and the number of listings, whether registered or unregistered properties, that fall under the Rent Stabilization Ordinance."

Per our request to involve stakeholder groups, the VNC sent a letter to the Los Angeles City Council on September 24, 2014 regarding Council File 14-0593, which created the Sharing Economy Work Group. The letter stated, in part:

"the Venice Community deserves to be included in preparing the Work Group's report and recommendation to the City Council; and that the VNC Board recommends that... the Work



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Group focus on the positive and negative impacts of the recent exponential expansion of the STR market on Venice..., and that they carefully research and analyze the impact of non owner-occupied STRs on the availability of long-term housing stock in Venice, the number of rent controlled units in Venice, and on the quality of life and socio-economic diversity in Venice's residential neighborhoods (including commercial zones with rent-controlled properties)."

We also wish to remind the City Council that on August 8, 2014, the VNC submitted a CIS re: Council File 14-0593 requesting that Sharing Economy Working Group consider a report dated November 7, 2013 by the VNC Neighborhood Committee regarding Short-Term Vacation Rentals. The report can be found at <http://www.venicenc.org/wp-content/uploads/2012/09/Short-Term-Vacation-Rental-Report.pdf>.

Thank you, and please don't hesitate to contact me if you have any questions on this recommendation.

Yours truly,

A handwritten signature in black ink that reads "Mike R. Newhouse".

Mike Newhouse
President
Venice Neighborhood Council

CC:

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