

Communication from Public

Name: Maureen Tomlin

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Comments for Public Posting: We have lived in our 1300 square foot residence in Venice for 22 years. We converted our garage into a bedroom when our oldest, of three, was a teenager-to make some more space for bigger people in our small house. When she went away to college we converted it to an ADU. Against advice from friends to do it under the radar, we pulled permits and went through the time and expense that that involves. It costs us 3 times what we had budgeted it for because of this but we were legal and we were happy. Our intention was to rent it out short term, to help pay for college for our 3 children, and have it available for our oldest to live in when she is home on break from college. We never would have gone through the time and expense if we were only allowed to rent it for long term. Not only because we need that room for our college age daughter to stay in when she's home on break but also because we have a tiny backyard that our family uses and that we wouldn't want to share with a long term tenant. Short term tenants are here on vacation and wouldn't be having friends over and using the backyard. We consider the ADU a part of our primary residence. It's our daughters' bedroom that we rent out when she's away at college. But as part of the permit process, it was given a different address. It's on the same property as our house. If we can only rent it out long term, then we can't rent it out. I feel like this is penalizing us for doing the right thing. We're not an apartment owner that has converted his units to short term rentals or an investor who is purchasing homes or apartments for short term rentals. We're a family that is struggling to pay for our children's college education. Please don't penalize us for following the rules. We are asking you to revise the restrictions on ADU's permitted and built after January 2017 to be rented out short term. We feel it that is extremely unfair and disingenuous to grant permits and then arbitrarily outlaw us from using the new unit as we had planned. It amounts to changing the rules in the middle of a game. You could easily grandfather us into the home sharing ordinance and make it clear that, going forward, new ADU's would not be allowed to be rented short term. That would be fair and reasonable. We appreciate your consideration.