

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 James Adams. I write to you as a musician, teacher, and neighborhood activist that has lived in Venice for eighteen 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.

I am one of the few people in this world for whom Venice is not a travel destination. I grew up here, surrounded by all of the madness and all of the beauty.

My dad, my sister and I joined the Venice community in 1996. Even back then, our barely affordable apartment stood in the shadow of beach-side luxury mansions. However, unlike similar homes in opulent areas of LA, these monoliths of gentrification represented merely the upper echelons of an economically diverse community. Accomplished psychologists lived right next door to impoverished, eccentric painters. Hippies and radicals of all stripes shared the block with well-to-do families. My dad, a humble sound engineer and song writer, lived a few houses away from Wesley Snipes.

Despite their differences, these people shared one thing in common: like my dad, they dared more than just a visit to what was, at that time, a less-than-safe bohemian community. They made themselves a permanent part of it.

Over the last eighteen years, I've watched them struggle to preserve the Venice they came for. As our beachy bohemia attracted more tourists every summer, Venice locals fought bitterly to stem the tide of new hotels and amenities that accommodated vacationers at the expense of community members. Like countless other local families, we benefited from their efforts without even realizing it. Had they failed and a hotel showed up right next door, we may have quickly become activists ourselves.

Now many of us find that, without any warning, a hotel has indeed showed up right next door. Sites like Airbnb, Homeaway, and VRBO make it absurdly easy to turn any neighborhood space into a tourism commodity. Though these businesses make profit their top priority, the idea behind them is not inherently evil. Some who use these services are merely continuing a long tradition of the couch surfing culture. They invite travelers into their homes for

a more human and integrated experience. They take responsibility for their guests, and teach them to be a temporary part of the Venice community. I have never charged a guest for this privilege, but I don't blame those who do so.

Then there are the others. These others use the internet to turn local homes into year-round hotels. They rent or buy property not so that they can become part of our community, but so that they can exploit it. They reap the rewards of a local culture that they help to disintegrate. My culture. Our culture. Every new home that they convert into a hotel is one less artist, one less actor, one less kind hearted lawyer, one less bohemian banker. One less family. One less kid like me. One less guy like my dad.

Thanks to eighteen years of friendship and participation in this community, I live in one of the few rent-controlled apartment buildings still available to long-term tenants. I frequently overhear my new neighbor, Josh, bragging about the Venice apartment he is "Airbnb-ing" full time. I see him, this-flesh-and blood representative of the so called "sharing economy," and I know that a time will soon come when I, too, will be fighting off eviction attempts. I know that my wife and I will lose our home.

Unless...unless we can change that story. Unless we can come together and teach the Joshes of the world the consequences of their actions. Unless we can show City Hall the truth behind Airbnb's billion-dollar PR scheme. Unless we can show them the alienation and suffering that have become our reality.

Unless every internet platform that throws its hands in the air and says "I'm just the middle man" takes responsibility for what it enables.

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,

James Adams

20 29th 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,

My name is Tracy Aldridge. I live on 41 Dudley ave. Venice, CA. 90291. I moved here from Boston in 1998. I have loved living in Venice all this time. But Unfortunately lately I have been feeling the push from landlords and neighbors who rent short term. I have a rent controlled apartment.

They are short term renting above me. A single apartment that my friend got evicted from and they are now getting as much as \$5,000. a month for a single apartment. It's crazy!! If I complain about anything they send me a threatening response. I just want my old quiet walk street back where we all knew eachother and cared about the neighborhood.

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 new airbnb tenants above me every few days. They put hardwood floors and I have old windows so It is very loud now and like I said if I say anything I will be bullied by the apartment management. They are threatening to take parking away from people in order to give to the short term renters. It is unsafe to have all different people coming and going.

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

Tracy Aldridge

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
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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 Alex Frank. I've lived at 17 Buccaneer St. for eight years. I am an easygoing guy and I work as therapist.

My landlord converted the upstairs unit of my house into a short-term vacation rental about 2-3 years ago. It has been the worst experience of my life.

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 quality of life has been absolutely destroyed by the short-term rental activity. I cannot sleep. I cannot work. I cannot function normally. While in graduate school, I was unable to study at home. For the first 18 months, I endured the hardship, hoping either the landlord would stop or that the city would crackdown on illegal vacation rentals. So far neither has happened.

I have discussed the matter several times directly with my landlord. He indicated no future plans to stop the illegal activity. Ergo, I have been staying at my girlfriend's house for the past 10 months. I do not want to give up my home. I've tried unsuccessfully to find someone to take over my lease. No one wants live there because of the constant noise and short-term rental activity above.

Consequently, my roommate (female) is left alone and fears for her safety. A larger problem is that I am paying rent for a house I am unwilling to live in (due to: vacation rental overhead.) AND I am trying to help my girlfriend out with her rent and expenses, since I am basically living there. I am losing my shirt paying rent on two places.

I do not understand how this situation has gone on so very long. I have not spent a single night in my home since October of last year. That is a huge disappointment and a major financial hardship for me.

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,

Mr. Alex Frank
17 Buccaneer St.
Marina Del Rey, CA 90292
(310) 779-2090

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 29, 2015

E. Anne Bagasao for
Mary M. Bagasao 1136
W.Edgeware Road
Los Angeles, CA 90026

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 Anne Bagasao. I am writing to you on behalf of my mother, Mrs. Mary Bagasao, to beseech the City Council of Los Angeles to take swift action with regard a ban of the illegal short term rental business in Los Angeles.

I could go on and on about code violations, lack of tax revenue, the impact on our hotel industry workers and the negative effect that this “shared economy” industry has on our already strained housing market but these are not the issues my mother would address if she could do so for herself. I am speaking on her behalf because she is legally blind and is 89 years old. She is currently in the hospital after being homebound with full time care in her home which she owns in Angeleno Heights, Council District 13. She plans to return to her home of 27 years to remain at peace and comfort until she dies. She has been a tax payer, a business owner and a property owner in Los Angeles since 1947 and she deserves your attention!

This is her story. After my mother was released from the hospital in April she opted to return home. My brother was travelling, so my sister and I were charged with her overnight care. After just one night in my mother’s home, I discovered that a zoned R2 house located just feet from the room in which my daughter and I had hoped to sleep was occupied by at least a dozen people who were partying in the pool until 4am. I had seen carloads of people enter the property earlier in the day, and thought that perhaps they were new tenants or it was an open house. The next morning I approached a man who was standing on the balcony just across from my mother’s front porch and asked him if he lived there. He said no and that they were just visiting from out of town. I then asked if it was a vacation rental and he said “yes.”

Right away I was able to google search “short term rental Echo Park” and within seconds located what I soon learned was one of several management companies that are booking the property. I spoke with a gentleman at the company, Luxpads.com, and voiced my complaint against their guests. He graciously informed me that those were not his clients who were occupying the house and that I should know that the house is listed with several other short term rental services.

With the continual bookings at 1132 West Edgeware Road my mother and her caregiver are subject to night after night of loud music, trash on the street, cars parked so as to block the sidewalk or hang over into my mother’s driveway. Because there is a pool, there are sometimes up to 20 people partying outside until the very early morning hours without any consideration for those of us who live and work and pay taxes in the City of Los Angeles. The property owner has removed the address numbers from the house and curb so when I call the police I have to describe the house and give them an address which they can’t technically find. There is no manager who oversees the property and therefore no one to complain to.

One day after delivering some groceries to my mother, I encountered a man in front of the house who identified himself “as the guy with the keys”. I let him know that his short term renters were causing a nuisance and that the property is not zoned for commercial operation and is in violation of city code. He knows my mother and knows that she lives alone and is elderly. He asked me if I thought she would “mind” if there was a party with loud music at the pool over the summer. I informed him that unless he was the owner or the tenant that any other use of the house in exchange for money was illegal; and that any event of that nature would need to be permitted with LAPD and Building & Safety. He had no response and the illegal activity has continued.

The house at 1132 West Edgeware Road is permitted for five bedrooms and four bathrooms but it is listed with the short term rental brokers as six bedrooms and six bathrooms. Also, it has parking for two cars in the garage but generally there are six or seven that take up parking in the street in front of my mother's house.

We've called police to report the noise and spoken with desk officers at Rampart but we live an area where homicide reports consume the majority of LAPD's time and it's impossible to get a unit to respond. I have contacted Building & Safety but have not had a response to my correspondence. The only luck I have in getting anyone to respond to my outcries has been with Parking Enforcement.

Since learning about the illegal operation at 1132 W. Edgeware Road, my older brother has become disabled and will be undergoing treatment for brain and lung cancer. His wish is to remain in his home where he has lived for the past 27 years. His bedroom window is but a mere

20 feet from the house and pool in question. How will he be able to have the peace, privacy and calm that he will need to recover, in his home if the City of Los Angeles allows this hotel/party venue to operate?

My mother and father purchased their home at 1136 W. Edgeware Road in Echo Park in 1987 with the promise of someday seeing an increase in their investment enough to support them in their old age and to be able to always have a family home for their three children. My mother has endured the many changes, good and bad, that our community has undergone in the last decade with the proliferation of the growth of Downtown and watching homes which once housed families now filled with 30-something renters who have little or no connection to our community.

In 2007, we had to hire an attorney to represent my mother when the builder/property owner of 1132 W. Edgeware encroached on her property and removed brush and trees without her permission. I am hesitant to push the issue with the owner any further because he had physically threatened my mother in the past and I don't want to further jeopardize her health and safety. You can see, therefore Councilman, why her situation is especially fragile. We are concerned now that if we should need to sell my mother's home to cover her long term care that the presence of a party house next door will de-value the property. If we rent it will our tenants will be subject to the same unlivable conditions?

But, more importantly, Councilman Bonin, why do homeowners who wish only to live and rest and grow old in their homes that they have worked so hard for their entire lives, have to suffer because of a handful of greedy citizens who have no consideration for the law or community?

We have no one else to turn to at this point. So, on behalf of my mother, Mary Bagasao , my brother Brad Bagasao and all the elderly and disabled home owners and residents of Los Angeles who are being negatively impacted by this gross abuse of the titans of the short term rental industry, I ask you all to do right by us. Follow the lead of other great cities like San Francisco and soon New York and help us by banning the use of single family homes for vacation and short term rentals, restricting the use of individual apartment units for short term rentals and preventing developers and short term rental companies from converting multi-unit housing for the purpose of short-term rentals.

Do the right thing, please. Hear our voices and not just the jangle of the change in the pockets of those who take and think only for themselves. I thank you in advance of your consideration.

Sincerely,

Elizabeth Anne Bagasao

For Mary, M. Bagasao, Homeowner

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

July 27,2015

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

Dear Councilmember Bonin,

My name is Kristi Foley. My partner and I own a property at 11 Buccaneer, where we have lived since 2004. Before that I lived in Venice and Marina del Rey at various locations, and have enjoyed living in this community for over 25 years. I am a television producer, and Leon is a television director. We are both working professionals who love our home and our neighborhood. We enjoy the casual atmosphere and the ability to relax and unwind, especially after an extremely hard day's work. We have four children who live with their mother in Valencia, but spend 1-2 weekends per month with us. We also have two dogs.

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. We are owners in the 3 unit building at 11 Buccaneer. Two years ago, the building next door terminated the lease with a long term tenant, and converted to an AIRBNB. Since then, short term renters show up in the middle of the night to "check in" and proceeding to stay up until 2 or 3 in the morning, sitting out on their decks drinking, listening to music, often arguing, and overall causing way too much noise for a weeknight. When the unit is occupied, it is often difficult to sleep due to the noise. We have frequently had to move to the guest bedroom, wear earplugs, and take sleeping pills in order to get to sleep.

In the past month, a venture capitalist purchased the back unit in our building, and converted this to an AIRBNB as well. So we are now surrounded on three sides by short term rentals. What used to be a quiet, family friendly neighborhood has now essentially become a hotel zone. Our home is our sanctuary, but it has now become a cross between a fraternity party and Disneyland. The long term neighbors that used to occupy these rentals have had to move elsewhere because they cannot afford the short term rental pricing. The short term occupants are more often than not there for vacation, and because of this, their schedules are very different than ours, with late night parties and extreme noise levels. Even though I have been told that short term rentals in an R3 zone are either not legal, or must be a minimum of 30 days, there seems to be no recourse for those of us who are losing our peaceful, quiet community, and the quality of life that we have worked hard to enjoy.

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,

Kristi Foley & Leon Knoles
11 Buccaneer Street, Unit 1
Marina del Rey, CA 90292

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
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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 same apartment on Horizon in Venice for the past 18 years, and I love my neighborhood. I am very concerned about the rapid changes that have been happening recently, between the demolition of craftsman homes and the rise of soulless box buildings in their place; to the Mello Act evictions of long time renters; to the proliferation of short term rentals.

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.

As you may know, short term rentals are having a negative impact on the quality of life for my family and many of my neighbors. Since we successfully defeated the development at 1414 Main, they have been doing short term rentals in 202 Horizon, 208 Horizon, 1418 Main, and 1422 Main. This has had the result of a constant “party” atmosphere, non-stop traffic in and out at all hours on weeknights and a general feeling of transience on the block.

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,

Rick Garvey

234 Horizon Avenue #5, 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

August 3, 2015

The Honorable Mike Bonin
200 N. Spring Street, Room 475
Los Angeles, CA 90012

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

Dear Councilmember Bonin,

My wife and I have lived in Silver Lake for over 15 years. We rent a cottage on a hill on the west side of the reservoir. Our neighborhood is mostly single family homes along with a small number of rentals.

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.

Over a year ago, property investors purchased a single family home across the street from us and converted it into an STR, listing it as having twenty beds. After the first two day frat party at this STR disrupted life for everyone on our street day and night, we and our neighbors followed every proper procedure to shut down this STR. We alerted LADBS. We met with the police and our councilman's representatives. The City attorney's office got involved. Despite a year's worth of steady effort, we were unable to stop the illegal, disruptive, and sometimes dangerous activity on our street caused by this STR. The property is currently still rented as an illegal STR.

The STR owners retaliated against those in the neighborhood who made complaints. The owners filed false police reports, called LADBS to report nonexistent code violations, and even made verbal threats against neighbors. One neighbor whom they targeted had to pay thousands of dollars in legal fees to defend against a frivolous court action initiated by the STR owners. Eventually, neighbors had to install security cameras to prove that the STR owners' allegations were false.

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,

Karl and Diana Hamann

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

Heidi Ifft
17 Buccaneer St.
Marina Del Rey, CA 90292

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 Heidi Ifft. I am a 40-something, professional. I work as a talent representative, managing actors. I have lived at 17 Buccaneer St. for over 20 years and I once loved my quiet, peaceful neighborhood that has been turned into fraternity row. I've e contacted you 3-4 times previously asking for help.

I am AGAIN 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 live in an older home, a duplex, built in 1917. Three years ago my offsite landlord converted the upstairs unit of the house in which I live – into a vacation unit. The noise level (no insulation in older home) is unbearable and beyond words. I have spent many nights sleeping in my garage. These people are on vacation. I, however, must wake up and work.

In addition to extremely loud noise levels and general chaos, I do not feel safe. I have no idea who is upstairs on any given day or week. I am forced to share common space with people I don't know -- rude people -- I don't want to know. The landlord doesn't even know who they are or how many people he/she has living above me. I don't know if they have been screened properly or if I am sharing physical space with a rapist, pedophile, murderer or a thief.

At least once a week, a confused or drunken vacation renter enters my house, by mistake, I assume. This is a VERY dangerous situation for a single woman who happens to own a weapon for protection.

In the past year, we have had two burglaries -- that may or may not -- have been connected to the revolving door of vacation renters. In February, short-term renters

“accidentally” poisoned my dog. In March, there was a physical altercation in that unit; neighbors who believed domestic abuse had occurred called the LAPD. I have had been threatened numerous times by male vacation renters.

In early May, there were at least 30 people upstairs yet the landlord claimed there were only five (5). The foot traffic caused framed photos to fall off my walls. Ceiling light bulbs fell to the floor and shattered. My bedroom-ceiling fan came crashing down. I had more damage, in one week, than I have had in every earthquake combined over the past 20 years. This house cannot hold 30 people safely. The landlord doesn't know (or doesn't care) how many people are actually renting the upstairs unit.

My neighbors complain TO ME about the noise, excess trash, screaming children, drunken people dancing on the deck at 3:00 AM, blocked garages, etc. I am NOT responsible.

Who will be held liable for a death or an injury? I strongly fear that is what is going to happen ultimately. If the city drags its feet much longer, I believe Los Angeles will incur liability for turning a blind eye.

Last month, a venture capitalist purchased one of the units in the building next door to me. He has turned that unit, 11 Buccaneer St., Unit 3 into a vacation rental property. I am now officially surrounded by illegal hotels and by people who actually frighten me.

I have been complaining about living under an illegal hotel for nearly three years. NO ONE will help. I cannot afford to move; in fact, I am hemorrhaging money because I cannot find a roommate willing to live under ‘what sounds like’ a Gymboree with a bowling alley. I certainly would move if I could afford it. Even if I could afford to move, the rental property inventory is very scarce because everyone is turning his/her home or apartment into a short-term, vacation rental.

As for "playing whack-a-mole" and not being able to catch or prove the units are being illegally rented, I have collected pages of audio recordings, texts from landlord, and photos of renters, which prove I live under an illegal vacation unit. It isn't difficult to obtain.

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 Ifft
17 Buccaneer St.
Marina Del Rey, CA 90292

Cc: Mayor Eric Garcetti
Councilmember Paul Krekorian
Councilmember Bob Blumenfield
Councilmember David Ryu
Councilmember Paul Koretz
Councilmember Nury Martinez
Councilmember Felipe Fuentes
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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,

I am a home owner in the Presidents Row section of Venice, and last year became the Neighborhood Representative under the VNC for this area in Venice.

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.

When I bought my home in 2004, this was a quiet, peaceful neighborhood. Sorry to say it has changed with the flood of Short Term rentals in the neighborhood. My neighbor adjacent to my home, no longer lives here and rents his home (duplex) out on a weekly basis with a revolving door of guests coming and going. My right to peace and quiet enjoyment has been taken away while he rents his place out and travels abroad.

He told me “ if I have a problem call the cops or the city, but it is not his problem it is ours.” Not only is my peace and quiet been taken away, but if his guests had an accident and it impacted my property then he does not have the proper insurance to cover renting his home as a business.

Furthermore, if I was to sell my home, I would have to disclose the STR next door and impact of the constant noise during the months of March thru October. The value of my home would be reduced due to this illegal activity.

My adjacent neighbor is not the only one, there are several nearby, with another property almost directly to the rear of my property is another STR that creates both a parking issue between the properties and the additional noise of new guests.

Loss of a neighborhood feeling is also making a significant impact with a transient community coming in due to these illegal STR's. Manhattan Beach, West Hollywood, Santa Monica have all put their foot down, City of LA should follow suit and protect those who own homes here and pay a significant amount in property taxes to the city.

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,

Mark Kanights
603 Boccaccio 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
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Councilmember Herb Wesson
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Councilmember Mitch Englander
Councilmember Mitch O'Farrell
Councilmember Jose Huizar
Councilmember Joe Buscaino

August 7, 2015

**Sharon Dickinson/Legislative Assistant/Planning & Land Use
Management Committee
200 N. Spring St.
Los Angeles, CA 90012
Email – Sharon.dickinson@lacity.org**

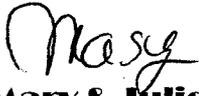
**Subject: CASE NO. VTT-72726-SL AND RELATED CASES
ENV-2013-943-MND / CDC-2014-942-GDA-ZC-ZAA-SPR
WOODLEY/CHASE/BORSTEIN ENTERPRISES**

**I have been a resident in North Hills for over 30 years; my wife and I
have been supported the project, as designed, from the beginning.**

**We both want to see that the Planning Commission's change be denied
and that the original wall height on Woodley remain at 8' solid block
wall and on Chase 6'6" solid block wall in addition to the original
landscaping design as well.**

**My reasons are to mitigate the extreme noise coming from Woodley Ave.
as well as Chase St.; in addition, there is a privacy and safety concern
for those who want to try and enjoy their backyards with drivers and
passerby's peering in and, as a current resident, I do not want to see
into their backyards as well.**

Respectfully submitted,



**Mary & Julio Armenteros
16325 Schoenborn St.
North Hills CA 91343**

**cc: Councilmember Mitchel Englander
Councilmember.english@lacity.org
Hannah Lee Planning Deputy CD12
Hannah.lee@lacity.org
Brian Oh Planning Deputy CD12
brian.oh@lacity.org**

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 Councilmembers Bonin and Huizar,

I've lived in Los Angeles off and on for almost 15 years. I've tried to make it work with other cities, but I always wind up back in what always felt the most like home. But lately it's a hostile place for creative types like me. As a freelance patternmaker serving the apparel industry, I struggle to get clients willing to pay more than the rate I've been charging since 2005.

So with rents skyrocketing and so little housing available, it's becoming impossible for me to live here. I've even gone so far as to start looking for work in Portland, to be one of the many creatives migrating outside of California in search of affordable housing. I first moved here to attend FIDM in 1990. It was so easy to find a nice place to live in a good neighborhood, and I knew so many people getting by on almost nothing, because LA was a city where you could show up with nothing more than a dream and carve out a life for yourself. Not anymore.

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 really like the plan you outlined, which I read about recently. I am so happy that you're trying to fix this problem.**

At the peak of the market in 2007, I sold my Silverlake condo to go to business school, hoping to return to LA and get the sort of job that would enable me to buy a home in the hills in my favorite city. Things changed a lot over those two years, and the job market disappeared. I made my way back to LA anyway, knowing I could always find work in fashion. I discovered how much DTLA had improved and was so excited to live there and enjoy the absolute most DIVERSE neighborhood I'd ever seen in Los Angeles.

Having lived here during the riots, I cherish anything that fosters diversity in LA. Downtown's relationship with Skid Row, our growing Metro rail system, the great streets initiative you just approved (thank you!!!) all foster diversity & inclusion. I have often said that I think NYC has such better racial integration than LA because everyone rides the subway together. People sitting alone in cars only serves to make us hate each other. That diversity is threatened by Airbnb, by greedy landlords trying to focus only on tourist and party rentals.

The cost of living here is also being ruined by short-term rentals, as well as a host of other factors. I've been priced out of downtown since I moved there in 2010, and now live in a decrepit, squalid apartment in Frogtown with one of the

few landlords who isn't trying to rob tenants. She's lovely, but I really miss being able to walk to work, or chat with my neighbors in the rooftop Jacuzzi, or even wash my dishes in a dishwasher.

While plenty of apartment buildings forbid sub-leasing, there are some downtown apartment buildings (I've heard) that are focused primarily on Airbnb! Plus renting entire homes out destroys the home-buying market for people who can buy homes they actually want to live in. They're pitted against investors with wads of cash, many of whom don't even live in America, but take their rental income and spend it all in China. That's one of the quickest ways to improve our economy- don't just hardline short-term rentals, tax real estate investors so much they won't want to bother.

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 SO MUCH for caring about the PEOPLE of LA!

Sincerely,
Susanna Schick, MBA
[Sustainable Fashion LA](#)
2852 Rosanna St #3
Los Angeles, CA 90039

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 Councilman Bonin,

I read the motion you have put forth for the Department of Planning to come up with an ordinance to govern short-term rentals in Los Angeles which will require them to pay their taxes, obey the existing rules and keep our neighborhood housing stock stable. I appreciate this effort and I wrote you previously to tell you that.

What worries me about this effort now, is that the Department of Planning has a legacy of making ill-thought-out decisions which do not consider real-world conditions. It worries me that this opportunity can be wasted with a weak and somewhat disengaged ordinance which won't be structured to truly protect Venice's already devastated housing stock from the avaricious investor group. I know you are concerned as well about the rogue hotels we have operating now and the magnitude of the conversion of rent stabilized units into short-term rentals. Already, so many residents have been displaced by subtle and not so subtle pressure to vacate their stabilized units it is a borderline crisis situation. A couple of thousand units are already in the STR network.

There are so many gimmicks the determined can use to take over the rental stock we still have available and the professional operators are seriously wily. Already, I am hearing about using existing rentals as 'corporate housing' as a way to escape the Mello Act.

Planning needs to be focused on including the rules and regulations of the Mello into any ordinance that they propose to you for consideration and it needs to have real teeth if it is to be respected.

Whatever work product they put before you for review, I ask that you look at it from the eyes of the residents both from a neighborhood point of view and from the eyes of those wanting to rent a simple decent priced unit in Venice.

If the ordinance gives them 'outs,' a real chance to take back control from the very determined Airbnb's and their cohorts and put it back where it belongs--in our neighborhoods and with our residents could be lost.

Again, I thank you in advance for looking after this. I know you are very concerned about housing stability here and I probably don't even need to write you about my concerns but just in case, I lay my concerns before you for filing away until you give this your direct focus.,

Respectfully,
Elaine Spierer
Abbot Kinney Resident and retail landlord

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 make 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
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 screengrab on the next page is from September 2014. And in comparison, today the host has over 40 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.



Hey, I'm Melody!

Los Angeles, California, United States · Member since May 2013

Melody is living in Los Angeles , Los Feliz.



Reviews



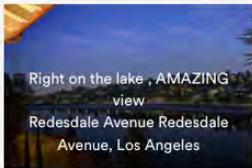
Verified ID

Verified ID

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

About Me

Listings (3)



Reviews (22)

Reviews From Guests



Michelle

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.

August 2014

[Location, Location, Location...](#)



Claire

Amazing house!! Melody made sure we had everything we needed, even when the power went out in Los Angeles!

July 2014

[Right on the lake , AMAZING view](#)



David

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.

July 2014

[Right on the lake , AMAZING view](#)



Prashant

Melody was considerate, helpful, and available. The place is gorgeous! I'd book again.

July 2014

[Location, Location, Location...](#)



Gary

The reservation was canceled 30 days before arrival. This is an automated posting.

June 2014

[Right on the lake , AMAZING view](#)



Russell

Bright space, great yard, plenty of room.

June 2014

[Right on the lake , AMAZING view](#)

July 31, 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,

Let me introduce myself. My name is Mrs. Takemoto. In 1967, we first moved to Redesdale Ave. in the Silverlake community across from Dave Hyun's home before it was built. We moved around the corner to Landa St. which makes forty eight years here in this public school area where our children attended Ivanhoe, King and Marshall High. Why are we still here? We like the family dwelling composition a few short blocks from the commercial aspect of Los Angeles. Evenings are quiet and peaceful when we can refresh ourselves from city life. We were educators our entire lives, elementary school and college level teachers.

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. Over the years children have grown up on our street and moved on, movies have been filmed day and night, trucks have struggled up and down the hills, but the worse events have been the revolving door across the street with people coming and going. This car that one, loud voices at all hours, trash...just a downward trend of the beautiful fabric of a community loved by families wanting quiet and peaceful evenings to enjoy.

The worst of the worse has been, in my mind, the short term rental of the wonderful home built by David Hyun who designed and built the Little Tokyo mall between 1st and 2nd Street in Downtown Los Angeles. If LA City Council can't up the ante and prevent STRs from happening in R-1 zoned neighborhoods, where do we turn? We've had neighbors argue over this issue, turn away from each other, and really lose the cohesiveness of a well liked neighborhood. It shouldn't be happening. Zoning is real. Nobody can build differently here and that's another good reason why we have cared stay here. Talk is not good enough, act!

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,
Mrs. Cathy Takemoto

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
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Councilmember Mitch O'Farrell
Councilmember Jose Huizar
Councilmember Joe Buscaino

The Honorable Mike Bonin
Mayor Garcetti
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 and Mayor Garcetti,

I live in North Hollywood and my work, as a bookkeeper, requires that I travel throughout the City of Los Angeles on a daily basis. My work takes me to Hollywood, Downtown, Bel Air, Brentwood, and as far west as Venice.

In the past two years, sadly, I have witnessed, first hand, the devastation in these neighborhoods resulting from the mass proliferation of short-term rentals. Specifically, I've witnessed the loss of neighbors knowing and caring for each other – what used to be homes are now party houses or rogue hotels, with transients going in and out until all hours of the night without concern for the community – and the loss of the feeling safety and pride in every one of these neighborhoods because a transient population that has replaced long term residents.

It angers me to hear about the difficulty renters, especially local workers, are having in finding a place to live in these communities. A longer-term worry – what will happen when the inevitable earthquake hits and true neighborhoods with long term residents no longer exist? There will be no neighbors left to support each other.

What will happen as school enrollment continues to decrease in these communities because rogue commercial operators of transient lodging have replaced families with children?

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. I ask you all, Honorable Mayor and Councilmembers, how do you handle this problem on the street where you live and in your neighborhoods?

Thank you for your consideration.

Sincerely,

Anita Tolbert
11652 Margate Street
North Hollywood, CA 91601
ajoyt1@aol.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
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