

## Communication from Public

**Name:** Barbara Hurvitz  
**Date Submitted:** 01/31/2022 09:13 PM  
**Council File No:** 14-1635-S10

**Comments for Public Posting:** For two years, this City-sanctioned "homesharing" system has substantially disrupted our (and many other) neighborhood's quiet enjoyment of what was formerly a single-family neighborhood (6500 Block of Colgate Avenue) with stable homeowner occupancy patterns and no "party house"/transient house user/commercial event space use at all. This activity is often carried out by persons holding permits sanctioning this activity issued by the City's Planning Dept. It is imperative, to my rights and those of my fellow house owners in the City of Los Angeles who are adversely impacted by the current "homesharing" system, that our City Council understand the following about this "homesharing" activity (1)There is currently no City of LA Administrative Review process for Planning to hear and adjudicate homesharing nuisance complaints, of any kind -- a compelling, and city-wide, problem for City Council to address. Per Planning Dept. Officials statements to my neighbors and me, Planning was apparently unaware of this until 2021, thinking other agencies handle such hearings, and they do not. (My neighbors and I have spoken to the LAPD, LA Office of Finance, the LA City Attorney's Office, and LA Dept. of Building and Safety, extensively and over many months, to reach this understanding.) (2)The police citation process is ineffective and insufficient to address the come-and-go party-throwers and inconsiderate short-term home users and event-holders (who, law enforcement officials tell us, typically would get a warning before citation and prosecution. So, the problem-causers need only to move on to the next home-sharing property once cited, not return to the house where they were cited, in the limited instances where citations, rather than verbal warnings only, are issued by LAPD). (3) In sum, the non-permitted homesharing house owners are making unchecked commercialized use of single-family-zoned property not zoned for short-term hotel/motel and event space uses and the homesharing permit holders can go for months and years with their short terms guests creating serial disruption patterns, with no consequences ever to that permit holder, because: (a) the requirement that permit holders actually "share" their home with their short-term renters, in order to supervise them (as is the stated underlying intent of the homesharing ordinance) and prevent nuisance to neighboring house residents is not enforced, because

there is no means presently within City law to enforce this requirement; and (b) there is no means for derivative liability for the short-term users' disturbance of the peace violations to be imputed to the permit holders, even though the Homesharing Ordinance and its Administrative Guidelines contemplate this derivative responsibility, plainly and clearly. (4) These violations of law, empowered by Planning Dept.'s inaction and missing administrative procedures, have occurred serially for two years, despite our letters, our meetings, and our substantial evidence presented to all relevant City agencies about these problems, and notwithstanding the rule and policy underlying the City's Homesharing Ordinance, for e.g.: "Purpose. The purpose of this subdivision is to allow for the efficient use and sharing of a residential structure which is a Host's Primary Residence, without detracting from the surrounding residential character or the City's available housing stock" --per Subdivision 32(a) of Section 12.22 A of the LA Municipal Code. My fellow homeowners and I have been dismayed and perplexed for two years about why the City has given non-resident homeowners and their tenants impunity to violate laws and disturb the peace without consequence or repercussions – to a significantly disruptive and detrimental impact caused to our homes and our neighborhoods. We have had unprecedented experiences from party-goer noise and disruptive, late-night comings and going, traffic violations, parking in contravention of permit rules and ordinances, littering problems, rude and inconsiderate remarks and other treatment by non-permanent residence users, late night disturbances caused by intoxicated party attendees, the attraction to our street of nefarious-looking individuals engaged in distinctly non-residential actions, criminal activity, plus commercial-profiting events taking place in our formerly-quiet, single-family-zoned neighborhood. We request that meaningful enforcement tools of homeowners' rights must be put into place, or, alternatively, there should be a halting of this City-sanctioned deprivation of rights that has altered our quiet living patterns and peaceful enjoyment of our homes, in areas not zoned for commercial activities, such as serial event rental spaces and transient short-term residential or hotel/motel-type use.

## Communication from Public

**Name:** Darryl Kitagawa

**Date Submitted:** 01/31/2022 10:21 PM

**Council File No:** 14-1635-S10

**Comments for Public Posting:** Council File Number: 14-1635-S10 Comments for Public Posting: Item No.3: Regarding the motion on enforcement of the Short-Term Rental (STR) Home Sharing Ordinance against non-compliant hosts that rent out properties listed as primary residence in which they do not live and maintain in-facto full-time short-term hotels, I fully support the prohibition of short-term rentals by owners of multiple units and extra homes. Many of these STR properties were also valuable affordable housing stock under the Rent Stabilization Ordinance (RSO). I live in a quiet residential neighborhood in Silver Lake, where a single owner has been actively renting, six home residences on a full-time basis as hotels in violation of the Home Sharing Ordinance within a block of my home. This is a story repeated throughout the city. I have worked with the City Planning Department, City Attorney, and the City Council District 13 office for over a year and a half with no relief. I've been told these residential units are not registered under the current ordinance and the registration status is the only thing currently enforceable. Current fines are like a parking ticket and are easily disregarded as an insignificant annoyance to their doing business. Under the current structure, the City lacks any real enforcement mechanism against these property owners that will discourage these illegal activities and curtail those that blatantly ignore the ordinance, knowing that the City has little in its enforcement toolbox. Further, a mechanism is required to hold the various rental platforms such as Airbnb and VRBO accountable. The City needs to authorize progressive and significant financial penalties, as well as criminal penalties, provide a clear authority to specific City departments to provide enforcement, and provide the budget authorization to provide the resources to implement this enforcement. There needs to be clear direction of responsibility to coordinate and enforce both the Home Sharing Ordinance and the RSO. Real enforcement is key. Respectfully, Darryl Kitagawa 3523 Crestmont Ave, Los Angeles CA 90026 (323) 397-6250

**Council File Number:** 14-1635-S10

**Comments for Public Posting:**

Item No.3: Regarding the motion on enforcement of the Short-Term Rental (STR) Home Sharing Ordinance against non-compliant hosts that rent out properties listed as primary residence in which they do not live and maintain in-facto full-time short-term hotels, I fully support the prohibition of short-term rentals by owners of multiple units and extra homes. Many of these STR properties were also valuable affordable housing stock under the Rent Stabilization Ordinance (RSO).

I live in a quiet residential neighborhood in Silver Lake, where a single owner has been actively renting, six home residences on a full-time basis as hotels in violation of the Home Sharing Ordinance within a block of my home. This is a story repeated throughout the city.

I have worked with the City Planning Department, City Attorney, and the City Council District 13 office for over a year and a half with no relief. I've been told these residential units are not registered under the current ordinance and the registration status is the only thing currently enforceable. Current fines are like a parking ticket and are easily disregarded as an insignificant annoyance to their doing business.

Under the current structure, the City lacks any real enforcement mechanism against these property owners that will discourage these illegal activities and curtail those that blatantly ignore the ordinance, knowing that the City has little in its enforcement toolbox. Further a mechanism is required to hold the various rental platforms such as Airbnb and VRBO accountable.

The City needs to authorize progressive and significant financial penalties, as well as criminal penalties, provide a clear authority to specific City departments to provide enforcement, and provide the budget authorization to provide the resources to implement this enforcement. There needs to be clear direction of responsibility to coordinate and enforce both the Home Sharing Ordinance and the RSO. Real enforcement is key.

Respectfully, Darryl Kitagawa 3523 Crestmont Ave, Los Angeles CA 90026 (323) 397-6250