



MIKE BONIN

City of Los Angeles
Councilmember, Eleventh District

March 21, 2022

Vince Bertoni
Director of Planning
Los Angeles City Planning
200 North Spring Street, 5th Floor
Los Angeles, California 90012

Osama Younan
Superintendent of Building
Department of Building and Safety
201 North Figueroa Street, 10th Floor
Los Angeles, California 90012

Ann Sewill
General Manager
Los Angeles Housing Department
1200 West 7th Street, 9th Floor
Los Angeles, California 90017

Michael Feuer
City Attorney
Office of the Los Angeles City Attorney
200 North Main Street, 8th Floor
Los Angeles, California 90012

Dear Mr. Bertoni, Ms. Sewill, Mr. Younan, & Mr. Feuer:

I am following up on the letter I wrote to your offices on February 6, 2020 requesting that the City of Los Angeles immediately and aggressively enforces its Home Sharing Ordinance (HSO) in multifamily buildings. Over two years later, our City is still struggling with these issues on the Westside, particularly in the community of Venice. As a result, my colleagues and I introduced a motion to address these issues and enhance the enforcement and monitoring of the HSO ([Council File: 14-1635-S10](#)).

The Venice community is one of the few Community Plan Areas in the City that continues to lose housing units. In fact, there are fewer housing units in the Venice Community Planning Area in 2019 than there were in 1990 according to documentation from Los Angeles City Planning (LACP).^{1,2} The HSO was meant to assist in stabilizing our housing market by regulating short-term rentals to ensure that my constituents continue to have access to safe, affordable, long-term housing opportunities. The ordinance was meant to prevent the conversion of our housing stock into illegally operating hotels, particularly in buildings subject to the Rent Stabilization Ordinance (RSO).

While hotels may serve as vital, visitor-serving uses in the Coastal Zone, our City cannot continue to facilitate the conversion of housing opportunities into short-term rentals that are only made available to the highest bidder. In particular, the building known as the “Venice V Hotel” (1217 Ocean Front Walk / 5 Westminster Avenue) has allegedly attempted to circumvent the HSO and the Municipal Code by converting an RSO building with 11 apartment units, 22 light housing keeping units, and 3 guest rooms into

¹ [Venice Community Plan Update; September 29, 2000](#)

² [2019 Venice Demographic Profile; February 1, 2021](#)

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a self-described “beachfront lifestyle hotel.” The building was issued a notice for violating the HSO on July 5, 2021 and later issued a citation on September 15, 2021, which is currently under review.

Concurrent to this enforcement action, LACP is processing a Coastal Development Permit (CDP) and a Conditional Use Permit (CUB) to reestablish a restaurant and basement theater and permit the on-site sale of alcohol in these spaces and on a rooftop deck. While all prior references have been scrubbed from the revised project description to convert all 36 dwelling units into de facto hotel rooms with mini-bars, the intent remains clear to convert this residential building into a commercial hotel within 500 feet of a residential zone - which otherwise may require additional entitlements.

Moreover, I am concerned that the application before planning is incomplete. The proposed CDP disregards the Certificate of Occupancy issued in 1969 that describes a mixed-use building containing a “restaurant, apartment-hotel, and theater.” These 3 uses are codependent and compose a unified development on a site that has undergone extensive renovations as noted by the California Coastal Commission in a violation letter dated November 3, 2017. The proposed CDP should consider the property as a whole to account for all potential impacts the project has on coastal access, the community, and the environment.

In light of this project and others like it in my District, I strongly reiterate my previous request that the City identifies an appropriate and immediate enforcement pathway for the improper conversion of multi-family properties into short-term rentals. Your assistance in fulfilling the City’s commitment to enforcing the Home-Sharing Ordinance and the Municipal Code to maintain our existing affordable housing stock is sincerely appreciated.

For further questions or concerns, please contact my Senior Planning Deputy, Jason P. Douglas at (213) 473-7011 or jason.p.douglas@lacity.org.

Regards,



MIKE BONIN
Councilmember, 11th District

cc: Mayor Eric Garcetti, City of Los Angeles
Council President Nury Martinez, City of Los Angeles
Councilmember Bob Blumenfield, Council District 3
Councilmember Paul Koretz, Council District 5
Councilmember Nithya Raman, Council District 4
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Crenshaw Subway Coalition
Esperanza Community Housing
Inquilinos Unidos
Keep Neighborhoods First
Kiwa Workers for Justice
Koreatown Immigrant Workers Alliance
Los Angeles Alliance for a New Economy
POWER-LA
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