

Communication from Public

Name:

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Council File No: 14-1635-S10

Comments for Public Posting: February 1, 2022 Los Angeles City Council Re: CF-14-1635-S10 Short-Term Rentals / Unpermitted / Non-compliant Properties

Dear Councilmembers, I have been a resident/homeowner on Evanview Drive, north of the Sunset Strip, for several years. I have seen a significant decline in the neighborhood with several neighbors having moved out due to abuse of and often times, illegal use of short-term rental permits making our street a nuisance and safety risk. 8835 and 8827 Evanview Drive in particular are some of the worst offenders in this regard. The houses are whole-house rentals, bought by a restaurant group, but listing a member as primary resident in both homes (that itself is internally inconsistent). They have been listed under business listings for hotels.com and others. Yet, there has not been one primary resident there since our neighbors moved out and they were bought by the restaurant group. Since then, we have endured such things as repetitive use as party houses, noise issues, fire hazards, 100+ person parties during stay-at-home orders, fights, an armed robbery with assault rifles, glass liquor bottles thrown on to my home and a neighbors home, fireworks being shot down our street, crack pipes and cigarettes thrown into my yard, trash left in the streets, used condoms and wine glasses on my steps, and other unsavory and hazardous events. Of note, this also takes housing off the market. What's even more frustrating is for years, we have met with councilperson Ryu and Raman, LAPD representatives, and city attorneys, with no solutions or ability to enforce the disregard of even the existing rules. City attorneys are limited in ways to enforce and need significant administrative remedies in addition to mechanisms for criminal charges. Fines are often not enough to bother these corporations/groups. Standards for proof of primary residence need to be stringent. Even mechanisms to use noise complaints the rentals adapt to by having a scout who lets the house know when LAPD approach and they cut the noise. Unfortunately, I have considered moving out of the neighborhood as well due to these issues.