

Communication from Public

Name: Colleen Phillips

Date Submitted: 02/01/2022 10:50 AM

Council File No: 14-1635-S10

Comments for Public Posting: My neighbor has been operating multiple STR units simultaneously out of his home in Council District 11 since 2014. He has since been issued a citation for the listing of one unit under an invalid registration number for over 6 years , showing a clear intent to evade the law . The main house unit is also available for rental by the hour on a website called Peerspace.com as a party or filming venue . Multiple groups of people are coming and going daily in what is essentially a commercial business operating in an R1 zone . The police have had to become involved on several occasions .The 3 units in one address have been delisted by Airbnb after complaints were lodged but the property was back up and running on VRBO two weeks later . I believe all of these various rental spaces should have to cooperate with the cities permit system in order for enforcement to become effective . A centralized database available to all city departments and the public would help. This one operator has totally changed the safety and character of our neighborhood and created quality of life issues for all. Please study the situation to help identify enforcement practices that will yield more permanent results .

Communication from Public

Name: Lisa and Michael Schweitzer

Date Submitted: 02/01/2022 12:43 PM

Council File No: 14-1635-S10

Comments for Public Posting: We own a home in the Hollywood Hills on Haslam that is located on a private street. We have a home on our street that is a short-term rental managed by the Maimon Group. The Maimon Group actively markets homes in the area for all kinds of events - personal and corporate. We have experienced noise into the early morning hours, our street completely blocked and inaccessible due to cars illegally parking on our street (private street), litter up and down our street including used drug paraphernalia and condoms, food, underwear...you name it. The owners and the Maimon Group could care less about our rights. They have illegally gotten their permits by representing that they live onsite which is untrue and documented by us. They leave trash cans in the street all week - the list goes on. We also have another short term rental/party home directly below our home (1551 Viewsite) that is rented by AfterParty Inc, an NFT firm that throws a party every Tuesday and Thursday night to sell their NFT artwork. So, a commercial enterprise in a residential neighborhood with no permits to do so. Their parties also go into the early morning hours and have also kept us up many a night. The sounds actually get louder as the noise bounces around in the Hills. We need action by our elected officials to help protect our rights: 1. Calls to the Police aren't actioned in a timely manner. By the time they show up, it is often several hours later after the party antics have stopped. The result is no violation is recorded so no progression of fines, yellow notice and ultimately loss of C of O. 2. Permits have been granted under false pretense. You are required to live at the property. This is not happening. for the two examples I cited above, the permit holders DO NOT RESIDE AT THE PROPERTY. 3. Many parties have a commercial orientation. This, private residences are being used as "for profit businesses." This is different than someone running their consulting business from home. In this case, the HOME is the profit center. Permits aren't being requested where they should be required and importantly, the city is missing out on not only those dollars but taxes associated with earnings from these events. We need action fast., we are losing control of our neighborhoods to these bad actors and our quality of life and safety are being put at risk.

Communication from Public

Name: Elden Rhoads

Date Submitted: 02/01/2022 02:20 PM

Council File No: 14-1635-S10

Comments for Public Posting: Hello, my name is Elden Rhoads, and I want to express my support for agenda item 3, increased research on effective enforcement of the Home Sharing Ordinance. I live in a rent-stabilized complex within Los Angeles's 5th Council District. Units on this property are categorically ineligible for home-sharing, yet there are multiple short-term rentals operating in my building. Despite submitting a complaint to City Planning with Better Neighbors LA, I have not heard back about any enforcement action. I've seen first-hand, the various ways hosts circumvent the HSO to use residential housing for profit. Hosts falsely advertise their units for 30 days or more, use fake Home-Sharing Registration numbers, and claim false exemptions for which they are ineligible. City Planning even acknowledges they have been powerless to stop this kind of fraud in their September 8, 2021 report to this honorable City Council. The contract with the Enforcement Platform API provider, Granicus LLC, is costing the City Planning Office \$1.5 million per year, and claims an 83% reduction in short-term rental listings points to a tremendous success. Yet by their own admission, this program has proven largely ineffective at stopping fraud. To highlight the inadequacies, the proposed report must provide details on the removal of listings based on the Prohibited List for properties which are ineligible, cross checking of Home Sharing Registrations against the City database and false claims of exemptions based on 30-day minimum stays. The report must provide the transparency which has been lacking in other analyses. Only then will we come to appreciate how much revenue is going uncollected due to fraud.