

Communication from Public

Name:

Date Submitted: 11/04/2023 10:50 AM

Council File No: 14-1635-S10

Comments for Public Posting: Many homes in my neighborhood serve only as short-term rentals. Nobody lives in them. Whether or not they have obtained a permit, they are operating outside the law. The noise they creates is deafening and the illegal parking creates fire management dangers. There has also been an increase in crime and even gun violence. Whole house unhosted rentals, particularly those whose owners are not community members, create serious problems. It is well documented that they are used globally as locations for criminal enterprises and that they are sites for nuisance activities. On top of that, they take scarce housing off the market. Los Angeles must not let this continue. Improve enforcement of the short-term rental ordinance, bring safety back to neighborhoods and stop giving bad actors an incentive to game the system.

Communication from Public

Name:

Date Submitted: 11/04/2023 03:22 PM

Council File No: 14-1635-S10

Comments for Public Posting: In 2017 residents of Los Angeles were promised a short-term rental ordinance that would allow people to rent all or part of their primary residence on a short-term basis. This was a sensible rule for many reasons. This rule is often not being followed in whole-unit unhosted rentals, and the residents of Los Angeles are being adversely affected by this situation. Many homes in my neighborhood serve only as short-term rentals. No one lives in them. Whether or not they have obtained a permit, they are operating outside the law. We appreciate and support Planning's proposals for improving the system and ask that the reforms they suggest be implemented as quickly as possible. They do not go far enough to address the many issues that come with whole-unit unhosted rentals. To ensure that the program benefits all Angelenos, the City must either provide systematic and effective enforcement of all the rules or remove the substantial financial incentive to cheat the system. Please also direct departments to amend the short-term rental ordinance to do as Planning suggests and to ensure greater safety in our neighborhoods. Whole house unhosted rentals, particularly those whose owners are not community members, create serious problems. It is well documented that they are used globally as locations for criminal enterprises and that they are sites for nuisance activities. On top of that, they take scarce housing off the market. Los Angeles must not let this continue. Improve enforcement of the short-term rental ordinance, bring safety back to neighborhoods and stop giving bad actors an incentive to game the system.

Communication from Public

Name:

Date Submitted: 11/04/2023 07:56 PM

Council File No: 14-1635-S10

Comments for Public Posting: I live on Haslam Terrace, a dead end private road, that used to have a rather infamous corporate owned party rental house located at the bottom of the street (there were endless Instagram and tiktok posts of the parties at this house). It was NEVER a private residence. The home operated exclusively as a party rental space for years - the owners made a lot of money but the neighbors and the neighborhood paid the price. Many of the parties were multi-day affairs requiring significant pre-party construction and everything that goes along with that - large truck deliveries, unpermitted construction at all hours (outside of the allowed hours in the neighborhood), even concrete trucks, all without permits. The parties themselves were often all day and night with DJs or live bands blasting music on the front lawn into the wee hours of the morning. The party traffic could easily top 200+ cars on our small, dead end road on a single night. The road was routinely fully blocked due to the traffic and people associated with the parties - whether it was the construction vehicles, party rental equipment trucks, other delivery trucks, or the party guests and their vehicles themselves - the congestion routinely prevented the ingress and egress of the residents who lived beyond the party house. The large parties would often spill out onto the street and onto Sunset Plaza. We would need to wait for the cars and people to clear just to get home, which sometimes could take 2+ hours....just to drive up the street. One night the congestion prevented 5 fire trucks from ascending the road for an emergency call. This went on for YEARS! (Thankfully the home recently sold and it is no longer a rental - but we are always afraid a new party rental property will emerge on the street again). The safety hazards caused by these parties were numerous. We have multiple people on the street with serious medical conditions and our biggest fear was that there would be a life and death emergency on the night of one of the parties and the emergency vehicles would not be able to reach our neighbors. Thankfully that never happened but we all felt it was just a matter of time. Plus many of the party attendees would vandalize our homes and properties - certain generous neighbors would spend nearly every Sunday morning cleaning up all of the trash strewn across the street after a weekend of parties at this house. Sometimes we also painted over graffiti or repaired property damage caused by the

guests of the parties. The corporate owners of the home often charged between \$30k and \$50k per party. They used our street and ruined our neighborhood to line their pockets healthily, with zero concern for the neighbors. They did absolutely nothing to address our concerns. They did not care. They did not know us. They were not our neighbors - they'd never lived there. This was a big money business for them, operating in a residentially zoned neighborhood that was otherwise very very quiet. Under normal circumstances you can literally hear crickets in our neighborhood at night, but because of this one inconsiderate property owner, we essentially lived next door to a nightclub for years. It's amazing that one unscrupulous owner could cause so much damage to a neighborhood. Please crack down on these illegal party homes. Between the noise, the congestion, the filth and the destruction they have the ability to make entire neighborhoods totally unlivable.