

## Communication from Public

**Name:** The Oaks Neighborhood Association

**Date Submitted:** 11/29/2023 05:11 PM

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

**Comments for Public Posting:** November 25, 2023 Los Angeles City Council Via email/Council File Management System Re: October 4, 2023 Planning Department Enforcement Analysis of The Home-Sharing Ordinance (CF 14-1635-S10) Dear Councilmembers, The Oaks Neighborhood Association represents approximately eight hundred homes in the western section of Los Feliz. As we have been adversely affected over the last five years by serial violators of the regulations for short-term rentals, we write in support of Preserve LA Neighborhoods (PLAN), a coalition of neighborhood groups formed to address the neighborhood impacts of short-term rentals. We hereby express our support for their proposals for enhancements in regulation and in enforcement around short-term rentals. We welcome the report on short-term rentals provided by City Planning as it recognizes many of the problems of the current system and makes recommendations for some needed improvements. But we agree with PLAN that City Planning's proposals do not go far enough to temper the excesses of short-term rental owners. We have watched continued and unchecked abuses of the City's short-term rental Ordinance by property owners on streets like Spreading Oak Drive in our Oaks neighborhood. Whole homes are regularly rented out by absentee owners in defiance of the regulations and to the detriment of neighbors and the larger community. We endorse PLAN's review of the current state of play as regards short term rentals contained in their October 24th letter to City Council cited here: [https://mcusercontent.com/flab426e8098b04360de20777/files/76616f5e-44df-395b-2fe9-75e3a2589fde/PLAN\\_Letter\\_Re\\_14\\_1635\\_S10.pdf](https://mcusercontent.com/flab426e8098b04360de20777/files/76616f5e-44df-395b-2fe9-75e3a2589fde/PLAN_Letter_Re_14_1635_S10.pdf) We urge City Council to adopt more robust oversight of short-term rentals so that they operate in accord with regulations, that is: owners must live in the houses in which they rent out rooms; no whole house rentals; no rentals over a certain number of days per year; no rentals by renters, etc. We urge Council to adopt much more stringent enforcement policies and sterner penalties for serial violators of the regulations. The current system of oversight of short-term rentals is confused and ineffective, with responsibility dispersed among multiple agencies, to the benefit of no one but short-term violators. Enforcement needs to be consolidated under the authority of a single agency. There needs to be clear and accessible information for everyone about short-term rental properties – where they are, who owns them, whether they are properly permitted, and whether there are past violations. There need to be policies for verifying the residence claims of rental owners and for removing violators from the market. The ability to use a residence as a short-term rental is a privilege, not a right. When their use is abused, short-term rentals become a blight on neighborhoods, introducing hotel-like commercial operations into residential settings. They harm livability for other residents and reduce the stock of rental properties for everyone looking for a place to live at a time when we ought to be increasing rental stock, not reducing it. We urge the Council to move forward with better regulations and enforcement regarding short-term rental properties now. Sincerely yours, Marisa Schwartz, President Robert Young, Vice President The Oaks Neighborhood Association



PO Box 29155 Los Angeles, CA 90029-0155

November 25, 2023

Los Angeles City Council

Via email/Council File Management System

***Re: October 4, 2023 Planning Department Enforcement Analysis of The  
Home-Sharing Ordinance (CF 14-1635-S10)***

Dear Councilmembers,

The Oaks Neighborhood Association represents approximately eight hundred homes in the western section of Los Feliz. As we have been adversely affected over the last five years by serial violators of the regulations for short-term rentals, we write in support of Preserve LA Neighborhoods (PLAN), a coalition of neighborhood groups formed to address the neighborhood impacts of short-term rentals. We hereby express our support for their proposals for enhancements in regulation and in enforcement around short-term rentals.

We welcome the report on short-term rentals provided by City Planning as it recognizes many of the problems of the current system and makes recommendations for some needed improvements. But we agree with PLAN that City Planning's proposals do not go far enough to temper the excesses of short-term rental owners. We have watched continued and unchecked abuses of the City's short-term rental Ordinance by property owners on streets like Spreading Oak Drive in our Oaks neighborhood. Whole homes are regularly rented out by absentee owners in defiance of the regulations and to the detriment of neighbors and the larger community.

We endorse PLAN's review of the current state of play as regards short term rentals contained in their October 24<sup>th</sup> letter to City Council cited here:

[https://mcusercontent.com/f1ab426e8098b04360de20777/files/76616f5e-44df-395b-2fe9-75e3a2589fde/PLAN Letter Re 14 1635 S10.pdf](https://mcusercontent.com/f1ab426e8098b04360de20777/files/76616f5e-44df-395b-2fe9-75e3a2589fde/PLAN_Letter_Re_14_1635_S10.pdf)

We urge City Council to adopt more robust oversight of short-term rentals so that they operate in accord with regulations, that is: owners must live in the houses in which they rent out rooms; no whole house rentals; no rentals over a certain number of days per year; no rentals by renters, etc.

We urge Council to adopt much more stringent enforcement policies and sterner penalties for serial violators of the regulations. The current system of oversight of short-term rentals is confused and ineffective, with responsibility dispersed among multiple agencies, to the benefit of no one but short-term violators. Enforcement needs to be consolidated under the authority of a single agency.

There needs to be clear and accessible information for everyone about short-term rental properties – where they are, who owns them, whether they are properly permitted, and whether there are past violations. There need to be policies for verifying the residence claims of rental owners and for removing violators from the market.

The ability to use a residence as a short-term rental is a privilege, not a right. When their use is abused, short-term rentals become a blight on neighborhoods, introducing hotel-like commercial operations into residential settings. They harm livability for other residents and reduce the stock of rental properties for everyone looking for a place to live at a time when we ought to be increasing rental stock, not reducing it.

We urge the Council to move forward with better regulations and enforcement regarding short-term rental properties now.

Sincerely yours,

Marisa Schwartz, President

Robert Young, Vice President

The Oaks Neighborhood Association