

Communication from Public

Name: Westport Properties

Date Submitted: 05/12/2020 05:13 PM

Council File No: 20-0472

Comments for Public Posting: On behalf of Westport Properties, I am submitting the attached letter strongly opposing the proposed self storage motion.



WESTPORT PROPERTIES, INC.

The Honorable Nury Martinez
President
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Dear Council President Martinez:

On behalf of our company, I am writing to express our strong opposition to the April 22 motion (Item No. 14 20-0472), authored by Councilmember David Ryu, that seeks to further regulate the self-storage industry. Specifically, the motion seeks for the City Attorney to write an ordinance that would "... prohibit the sale, disposal, donation, or confiscation of personal belongings in rented storage units...."

We are all aware of the unprecedented financial difficulties families are facing as a result of coronavirus. In fact, many of our employees and facilities are suffering too. That is one of the reasons we voluntarily started accepting partial payments, initiating payment plans, waiving late fees and suspending lien sales. With these voluntary actions in place we believe there is no reason to enact an ordinance that would essentially do what the industry has already done, voluntarily.


Clearly there is a great deal of misinformation out there about our industry. Under normal circumstances, the self-storage lien process is months long and is used as a last resort. Under normal circumstances, once a renter is more than two months late an auction process commences. Today, this process has essentially stopped given the impact by COVID. The lien auction process is heavily restricted by existing California law (California Self-Storage Facility Act). At any time a renter can bring his or her account to current without fear of losing any property.

Again, under normal circumstances, renters currently have the ability to halt the lien process altogether by simply filing a "declaration in opposition to any lien sale" form with the self-storage owner. Each of the facilities send the form to the renter along with any other notices. It is required by law.

We hope you and your colleagues will see this for what it is – a solution in search of a problem – and vote to oppose this unnecessary motion. Thank you for consideration.

Sincerely,

WESTPORT PROPERTIES, INC.



Mike Brady, Chief Operating Officer

Communication from Public

Name: William Warren Group

Date Submitted: 05/12/2020 12:07 PM

Council File No: 20-0472

Comments for Public Posting: On behalf of the William Warren Group, I'd like to submit the attached letter for the record opposing the proposed self storage motion. Thank you for your consideration.



THE WILLIAM WARREN GROUP

SELF STORAGE MANAGEMENT. ACQUISITIONS. DEVELOPMENT.

The Honorable Nury Martinez
President
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

May 12, 2020

Dear Council President Martinez:

On behalf of our company, The William Warren Group and our brand, StorQuest Self Storage, we are writing to express our opposition to the motion (Item No. 14 20-0472), authored by Councilmember David Ryu, that you are considering for this Wednesday that seeks to further regulate the self-storage industry. The proposed motion asks that the City Attorney to write an ordinance that would "... prohibit the sale, disposal, donation, or confiscation of personal belongings in rented storage units..." This is an unnecessary overreach that is preempted by state law.

We are all aware and have felt the unprecedented financial difficulties families are facing as a result of COVID-19. More than 80% of the self storage industry are mom-and-pop shops that are also struggling financially. We understand that many of our tenants may have financial difficulties which is why we have started accepting partial payments and initiating payment plans, and have waived late fees and suspended lien sales. We have not conducted, nor have we heard of any lien sales as a result of non-payment due to COVID-19. If any lien sales were conducted in April, it would have been the result of a non-payment in December 2019 or January 2020.

There is a great deal of misinformation circulating about our industry. The normal self-storage lien process is a process that takes several months and is used as a last resort. In addition, there are built-in tenant protections. A tenant has the ability to stop the lien process altogether by filing a simple "declaration in opposition to any lien sale" form with the self-storage owner and such form is provided by the owner to the tenant along with other notices as required by law. Customers have redemption rights to their property and can repay any sums owed before a lien sale occurs. Furthermore, customers also receive a minimum of two notices before any lien sale and owners must publish the details of any proposed lien sale for two consecutive weeks in a newspaper of general circulation. In all, the entire lien sale process takes over two months to legally complete with customers having multiple opportunities to contest or cure any default prior to sale of their property.

With these policies currently in place, an ordinance that would further restrict and place an additional financial burden on small business that are already being financially strained is unnecessary and detrimental to our business. Under the current circumstances, we have essentially stopped all lien sales as we are sensitive to our customers' financial situations and the current local moratoriums on evictions.

In conclusion, we urge you to vote down this unnecessary motion. Thank you for consideration.

Sincerely,



Gary Sugarman
Chief Operating Officer

Communication from Public

Name: KoBre Companies

Date Submitted: 05/12/2020 12:31 PM

Council File No: 20-0472

Comments for Public Posting: On behalf KoBre Companies, we write to express our opposition to the proposed self-storage facility motion. Thank you for your consideration.



May 12, 2020

The Honorable Nury Martinez
President, Los Angeles City Council
200 N Spring Street
Los Angeles, CA 90012

RE: Opposition to Item 14 re: Self-Storage Units

Dear Council President Martinez:

On behalf KoBre Companies, I write to express our opposition to the proposed self-storage facility motion, which would prohibit “the sale, disposal, donation, or confiscation of personal belongings in rented storage units, if an individual’s storage lease goes into default resulting from the effects of the Coronavirus emergency.”

We acutely understand the unprecedented financial difficulties caused to families by the pandemic. Many businessowners are suffering too. We have already taken action to mitigate the impact of the economic shutdown and accommodate our customers during this difficult time.

We are a highly regulated industry, and state law clearly outlines specific protocols regarding enforceable practices. When a customer fails to pay rent, self-storage owners do not use the eviction process, nor do we confiscate a customer’s property. Instead, we follow a rigorous process outlined in the Business and Professionals Code.

KoBre Companies is asking you to oppose this motion because we believe it violates existing California law and exceeds the City’s legal authority. We are doing all we can to survive this public health and economic crisis and appreciate flexibility and balance over the next few months.

Thank you for your consideration and continued leadership,

Rachel Croessmann, Esq.
In-House Counsel and Acquisitions
KoBre Companies

CC: City Council Members
Mayor Eric Garcetti

Communication from Public

Name: A-1 Self Storage

Date Submitted: 05/12/2020 10:05 AM

Council File No: 20-0472

Comments for Public Posting: Please accept the attached letter on behalf of A-1 Self Storage opposing the proposed motion. Thank you for your consideration.

CASTER Properties, Inc.

"Family Owned Since 1959"

4607 Mission Gorge Place
San Diego, CA 92120
Phone 619.287.8873
Fax 619.287.2493

www.a1storage.com

May 12, 2020

The Honorable Nury Martinez
President, Los Angeles City Council
200 N Spring Street
Los Angeles, CA 90012

RE: Opposition to Item 14 re: Self-Storage Units

Dear Council President Martinez:

On behalf of A-1 Self Storage / Caster Properties, Inc., please oppose the proposed self-storage facility motion, which would prohibit "the sale, disposal, donation, or confiscation of personal belongings in rented storage units, if an individual's storage lease goes into default resulting from the effects of the Coronavirus emergency."

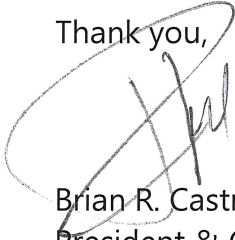
We know too well the negative health and economic effect of this pandemic. As with many other small businesses, ours is struggling too. The common misperception is that self-storage facilities are owned by large corporate companies. In fact, more than 80% of self-storage facilities are owned by mom-and-pop operators.

When a customer cannot pay their rent, we do not evict. Rather, we use a months-long lien process and is only used as a last resort. When a renter is two months late on payments, only then do we begin an eviction process, which is heavily restricted by existing California law (California Self-Storage Facility Act). At any time during the process, a renter can pay his or her account without fear of losing any property.

Furthermore, renters have the ability to halt the lien process by simply filing a "declaration in opposition to any lien sale" form with the self-storage owner. Each of the facilities send the form to the renter along with any other notices. This is required by existing law.

The proposed motion exceeds the authority of the Council, violates California law, and does harm to small businesses like ours who are worried about surviving this pandemic. Again, we ask you to oppose the motion.

Thank you,

A handwritten signature in black ink, appearing to read 'Brian R. Castro', is written over a large, light-colored oval shape.

Brian R. Castro
President & CEO

A-1 Self Storage / Caster Properties, Inc.

CC: City Council Members
Mayor Eric Garcetti

Communication from Public

Name: SoCal Self Storage

Date Submitted: 05/12/2020 10:09 AM

Council File No: 20-0472

Comments for Public Posting: On behalf of SoCal Self Storage, please accept the attached letter regarding our opposition to the proposed self storage motion.
Thank you for your consideration.



May 11, 2020

The Honorable Nury Martinez
President, Los Angeles City Council
200 N Spring Street
Los Angeles, CA 90012

RE: Opposition to Item 14 re: Self-Storage Units

Dear Council President Martinez:

On behalf of SoCal Self Storage, please oppose the proposed self-storage facility motion, which would prohibit “the sale, disposal, donation, or confiscation of personal belongings in rented storage units, if an individual’s storage lease goes into default resulting from the effects of the Coronavirus emergency.”

We know too well the negative health and economic effect of this pandemic. As with many other small businesses, ours is struggling too. The common misperception is that self-storage facilities are owned by large corporate companies. In fact, more than 80% of self-storage facilities are owned by mom-and-pop operators.

When a customer cannot pay their rent, we do not evict. Rather, we use a months-long lien process and is only used as a last resort. When a renter is two months late on payments, only then do we begin an eviction process, which is heavily restricted by existing California law (California Self-Storage Facility Act). At any time during the process, a renter can pay his or her account without fear of losing any property.

Furthermore, renters have the ability to halt the lien process by simply filing a “declaration in opposition to any lien sale” form with the self-storage owner. Each of the facilities send the form to the renter along with any other notices. This is required by existing law.

The proposed motion exceeds the authority of the Council, violates California law, and does harm to small businesses like ours who are worried about surviving this pandemic. Again, we ask you to oppose the motion.

Thank you,
Denny Geiler
Owner, SoCal Self Storage
CC: City Council Members
Mayor Eric Garcetti

Communication from Public

Name: Self Storage Management Company

Date Submitted: 05/12/2020 10:13 AM

Council File No: 20-0472

Comments for Public Posting: Please accept the attached letter of opposition regarding the proposed self storage motion. On behalf of Self Storage Management Company, thank you for your service and consideration.

SELF STORAGE MANAGEMENT COMPANY

5221 West 102nd Street • Los Angeles, California 90045

May 12, 2020

The Honorable Nury Martinez
President, Los Angeles City Council
200 N Spring Street
Los Angeles, CA 90012

RE: Opposition to Item 14 re: Self-Storage Units

Dear Council President Martinez:

On behalf Self Storage Management Company, I ask you to oppose the proposed self-storage facility motion, which would prohibit "the sale, disposal, donation, or confiscation of personal belongings in rented storage units, if an individual's storage lease goes into default resulting from the effects of the Coronavirus emergency."

We understand the financial impact of the coronavirus. Our business is struggling too. Many self-storage facilities like ours have responded to the financial hardships caused by the pandemic by voluntarily accepting partial payments, developing payment plans, waiving late fees, and suspending lien sales.

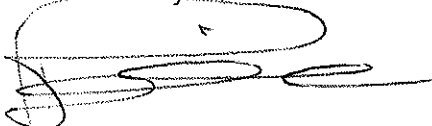
To date, we are not aware of any lien sale as a result of COVID-19 non-payment. In fact, any action taken during the month of April—unless we are unaware—would have been the result of non-payment in December 2019 or January 2020.

If a customer fails to pay, they have redemption rights to their property and can repay any sums owed before a lien sale occurs. Customers must also receive a minimum of two notices before any lien sale, and owners must publish the details of any proposed lien sale for two consecutive weeks in a newspaper of general circulation.

In all, the entire lien sale process takes more than two months to legally complete, and customers have multiple opportunities to contest or cure any default prior to sale of their property.

What is also clear is that if there were an issue, and we do not believe there is one, it should not be regulated by local government but by state law. The city is proposing an ordinance that is neither prudent, nor enforceable. We ask you to oppose this motion.

Thank you,



Pedro Florida
Executive Vice President / COO
Self Storage Management Company

CC: City Council Members
Mayor Eric Garcetti