

Communication from Public

Name: Brad Aarons

Date Submitted: 03/18/2025 01:07 PM

Council File No: 14-1635-S10

Comments for Public Posting: The current process already in place has resulted in lengthy delays and therefore I don't believe the City will likely be able to complete inspections in time (particularly with the recent fires), making it more difficult for compliant holders to get their permits renewed. The City wants to penalize bad actors but passing an amendment like this will penalize responsible hosts and I am opposed to it.

Communication from Public

Name: Jeanne Clark

Date Submitted: 03/17/2025 04:09 PM

Council File No: 14-1635-S10

Comments for Public Posting: As a homeowner in a high fire severity zone, short term rentals are a source of deep concern as inadequate knowledge and understanding of fire conditions, smoking, misuse of BBQ's and fire pits threaten the safety of all. It is critical that short term rentals are restricted in these sensitive areas with No whole-residence/unhosted rentals in R-1 and similar zones. I request that the City Attorney, along with Planning and other relevant departments, to report to Council on the selection, appointment, retention and hiring of qualified hearing officers to conduct Administrative Citation Enforcement Program (ACE) related hearings in order to strengthen and create efficiency in the current program. I would also like the Planning Dept, with the assistance of the City Attorney, and other relevant departments, prepare and present an amendment to the Ordinance to require that the LAHD and Los Angeles Department of Building and Safety (LADBS) conduct property inspections prior to permit issuance. I would like the Planning Dept, along with the City Attorney, and other relevant departments, to prepare and present an amendment to the Ordinance to require that platforms conduct an electronic verification of listings prior to booking transactions, similar to New York City's program.

Communication from Public

Name: Mary Morano

Date Submitted: 03/17/2025 04:23 PM

Council File No: 14-1635-S10

Comments for Public Posting: I've been a host for 6 years and as a widowed senior would never be able to afford my home without Airbnb. Regarding this inspection issue, bring it on! But bring it on while I'm still hosting. I have nothing to hide and would be 100% fine with an inspection if it could be done without ridiculous delays. I experienced clerical errors twice with the planning department and I went through Dante's inferno to get my permit straightened out. My nervous system can't take that again. I would be at the meeting today but I have a doctor's appointment and as usual received less than 24 hours notice of this meeting. Not cool at all. Thx for listening.

Communication from Public

Name: Dan Lake

Date Submitted: 03/17/2025 05:00 PM

Council File No: 14-1635-S10

Comments for Public Posting: Hello, I'm a resident of DTLA in CD14. My apartment has many short term rental units and in some cases they make up entire floors of the building. This is completely unacceptable that a building in DTLA with relatively affordable units. The reality that plenty of these units are off the market when affordable housing is desperately needed is unacceptable. Please we need better enforcement to make more housing available.

Communication from Public

Name:

Date Submitted: 03/17/2025 05:00 PM

Council File No: 14-1635-S10

Comments for Public Posting: My neighbors and I have found that however well intentioned the Home Share Ordinance has been as a means for homeowners to make a little extra money, in reality it has become a new business model for investors to make some quick money, with little regard for the neighbors, there is minimal enforcement, and few tough penalties utilized to incentivize compliance with the existing ordinance. A home on our street was purchased by some developers. They never lived in the home and they immediately started using as a short term rental while they filed drawings with the City to redevelop the property with a much larger home. They did not have a Home Share Permit. The house was rented on weekends for large parties ranging in size from 30 to 100 people. The parties were loud and extended late into the night. At times cars lined the dead end hillside street blocking access to neighboring homes and emergency vehicles. Partygoers would leave trash behind, be seen urinating in neighbors yards and breaking glass bottles. The next day cleaning crews would come and pile up bags of garbage in front of the house. As the bags were not in garbage cans, no less at the curb, they would not get picked up, coyotes would rip the bags open and open piles of trash would soon form. The home share hotline was repeatedly called to no avail. The police department was called for at least 20 incidents, however, due to pressing emergencies, often times they did not come, or they came after the party was over. The piles of trash were reported to Los Angeles Department of Building and Safety, which was over 3 years ago. However, looking at the LADBS online inspection status, the complaint still reads “pending scheduling” today. We provided the home share unit with online advertisements for the unregistered property. To the best of our knowledge this is the only citation that was issued. We organized meetings with the Planning Department Home Share Unit, our local council office, LAPD, & LADBS, where we learned that the Planning Department has no enforcement arm, and LAPD and LADBS did not have the resources to take on this additional enforcement responsibility. Additionally, LADBS stated that they had no off hours inspectors (the time when most problems occur), Home Share was a Planning Department issue and even if they did have resources, they could not enter the problem property without the owner’s permission. Eventually, the

property was placed on the Zero Tolerance Party list by the LAPD, though no citations were issued based on this action. That said, the parties only stopped when neighbors filed a lawsuit against the property owner, putting a temporary end to the short term rentals. To add insult to injury, the owner was rewarded with A Home Share permit for a guesthouse approximately 1 year later. When the Owner exceeded the 120 day limit of short term rentals and the neighbors reported this to the Home Share Unit, no one replied, however, an extended home share permit was granted thereafter and neighbors were only contacted about the extended home share permit after it was issued. Our conclusion is that unethical operators understand that there are little to no consequences to operate illegally, and if you do get caught, just file for a permit. It is easy to come up with documents that satisfy the registration requirement, regardless of if you actually have ever lived at the property, and if you lay low, you will be rewarded with an extended home share permit, regardless of your past history, because only “citations” count, and it is very, very hard to get a citation. Furthermore, because there is no one enforcement arm, neighbors are left to figure out the city’s byzantine system of responsibilities on their own, which ultimately leads to frustration and lack of accountability. Improvements in the existing Home Share Ordinance are desperately needed.

Communication from Public

Name: Robert Young

Date Submitted: 03/17/2025 08:26 PM

Council File No: 14-1635-S10

Comments for Public Posting: I live in the Oaks neighborhood of Los Feliz. We've had problems for a number of years with short-term rentals operated in violation of the City's regulations for such properties. In these cases, the owners do not live in the house that is rented, as is required by the regulations. In one case, the owner of a short-term rented house does not even live in the country currently. Short-term rentals are intended to provide a supplementary income to homeowners who continue to live in their homes and simply rent out rooms in the homes to paying guests. No one is opposed to short-term rentals that are operated in compliance with the understanding and the regulations regarding short-term rental. The city needs a better regulatory and enforcement mechanism than is currently present. Short-term rental properties need to be licensed and inspected and those who operate them in violation of the rules need to be given much more severe fines. Renting out whole homes violates the regulations; it also removes properties from the rental inventory of the city and makes housing more scarce. It also turns residential neighborhoods into hotel districts. Please fix the broken short-term rental system in Los Angeles.

Communication from Public

Name: Luisa

Date Submitted: 03/15/2025 11:57 PM

Council File No: 14-1635-S10

Comments for Public Posting: I live in Council District 4 in a neighborhood with a very high density of short-term rentals. Nearly 5 percent of homes hold short-term rental permits, and at this time, more than a few of the registered permit holders do not live at the location as is required by law. Allowing this to continue takes critical housing off the long term market when thousands of Angelenos have recently lost their homes. I support the recommendations made by the Housing and Homelessness Committee and am glad the City Council is finally taking action on this issue.

Communication from Public

Name: Matt A

Date Submitted: 03/18/2025 09:01 AM

Council File No: 14-1635-S10

Comments for Public Posting: I live in Council District 4 in a neighborhood with a very high density of short-term rentals. Nearly 5 percent of homes hold short-term rental permits and, at this time, many of the registered permit holders do not live at the location as is required by law. One such home in question is 1663 N Crescent Heights Blvd, a property that has been an ongoing challenge for more than 4 years. The impact party house has had on our lives here in the neighborhood include but are not limited to: increased crime (a shooting over Super Bowl weekend a few doors down was a recent example), being woken up at all hours of the night by yelling, music, cars honking, and sometimes glass breaking, trash left in the streets, cars blocking my garage (and it requires a long hold with the city and hours for parking enforcement to arrive), a decreased sense of safety in and around my own home, increased fire danger (in that typically these absent neighbors do not care for their yards), blocked streets as most parties attract people who park illegally, blocking the only access emergency vehicles and private citizens have to homes on this street, and more. Once I was even threatened by a partygoer when I confronted him for urinating on my garage. Allowing this to continue takes critical housing off the long term market when thousands of Angelenos have recently lost their homes. I support the recommendations made by the Housing and Homelessness Committee and am glad the City Council is finally taking action on this issue.

Communication from Public

Name: John Fiedler

Date Submitted: 03/18/2025 09:14 AM

Council File No: 14-1635-S10

Comments for Public Posting: Hello, I am writing today to convey my support of the recommendations made by the Housing and Homelessness Committee. I'm a Council 4 District homeowner of many years in a neighborhood where too many permit holders do not live at the specific location as is preferred, and required by law. Los Angeles' recent disasters is further reason, as well, extend these H&H Committee recommendations. We need to right the ship. Thank you.

Communication from Public

Name: John Ferraro
Date Submitted: 03/18/2025 11:19 AM
Council File No: 14-1635-S10

Comments for Public Posting: I live in Council District 4 in a neighborhood with a very high density of short-term rentals. There are literally two houses at the beginning of my street (Miler Place) which operate as short term rentals and have become party houses. There isn't a week that goes by that there isn't a disruptive, late night/early morning party going on with cars navigating our tiny cul-de-sac looking for parking (illegally) and disposing of trash (alcohol bottles and cups) and disturbing the peace. Nearly 5 percent of homes hold short-term rental permits and, at this time, many of the registered permit holders do not live at the location as is required by law. Allowing this to continue takes critical housing off the long term market when thousands of Angelenos have recently lost their homes. I support the recommendations made by the Housing and Homelessness Committee and am glad the City Council is finally taking action on this issue.