

West Of Westwood
Homeowners Association

February 19, 2025

Councilmember John Lee
Planning and Land Use Management Committee

Re: CF14-1635-S10

I am writing on behalf of the West of Westwood HOA (WOWHOA) representing 1200 homes in Rancho Park.

We are in support of the 13 recommendations of the Housing and Homeless Committee that were submitted on December 4, 2024 to you and the Planning and Land Use Management Committee regarding the Home-Sharing vendor evaluations, process enhancements, and compliance strategies, and related matters.

Home-Sharing, Short Term Rentals (STR) have had mixed results for neighborhoods, and residents. We support clearer, more defined involvement and control over this use of housing.

In our area, homes and apartments, including rent stabilized units that housed stable, long term residents have become mini hotels, with impacts to our local schools, affecting enrollment. One illegal STR has used an opaque system to hide it's existence to authorities and made it impossible to comply or shut down. One multi-unit property used the Ellis Act to evict long time tenants and become an STR, and an illegal filming location. This comes at a tax loss to the city, and a degradation of the neighborhood peace and character.

Item #12 in the Housing and Homeless Committee letter requests the City Attorney draft a *Private Right of Action* clause for the city's Home-Sharing Ordinance. We support this heartily, as there has not been an effective tool for those affected most to defend their right to peaceful enjoyment, and directly address nuisance and disturbing uses of neighboring properties.

At this time of need for housing for displaced fire residents, secure, legal rentals are more important than ever. We do support legal Home-sharing, and encourage the Planning and Land use Management Committee to adopt the 13 recommendations cited in the Dec 4th letter.

We feel there are plenty of traditional hotels to serve tourists and visitors. Hotels are subject to standard, safe regulations and generate much needed taxes for Los Angeles.
In this fiscal year, millions of dollars are going uncollected from a loose STR system that should be tightened up.

Looking forward to the 2028 Olympics, it behooves the Planning and Land Use Management Committee to get this right in a timely manner.

Thank you for your time and consideration.

Joanne Dorfman

Joanne Dorfman, Vice president WOWHOA

cc: Councilwoman Katy Yaroslavsky
Candy Rosales, Legislative Assistant