



PUBLIC HEARING

Date: September 20, 2016

Subject: Consideration and Possible Action to Review Development Code Amendment Options for Addressing Short-Term Rentals (Case No. ZON2016-00188)

Subject Property: Citywide

1. **Report of Notice Given:** Acting City Clerk Takaoka
2. **Request for Staff Report:** Mayor Dyda
3. **Staff Report & Recommendation:** Director Mihranian and Associate Silva
4. **Council Questions of Staff (factual only, no opinions):**
5. **Declare the Hearing Open:** Mayor Dyda
6. **Public Testimony:** Mayor Dyda invites brief comments from the public.

Appellant: N/A

Applicant: N/A

8. **Rebuttal:** N/A
9. **Declare Hearing Closed:** Mayor Dyda
10. **Council Deliberation:** Questions of staff in response to testimony
11. **Council Action:**

AGENDA DESCRIPTION:

Consideration and possible action to review Development Code Amendment options for addressing Short-Term Rentals (Case No. ZON2016-00188).

RECOMMENDED COUNCIL ACTION:

- (1) Review the Planning Commission's preferred option to address short-term rentals in the City; and,
- (2) Provide the Planning Commission with direction regarding how to proceed with drafting code language to address short-term rentals in the City, and to which zoning districts the amended Code language should apply.

FISCAL IMPACT:

Depending on the option chosen, it is anticipated that code enforcement activities will increase. At this time, utilizing a private vendor to assist with enforcement, the estimated cost may be approximately \$4,500 and \$7,800 a year, based on the desired monitoring services.

ORIGINATED BY: Octavio Silva, Associate Planner *O.S.*

REVIEWED BY: Ara Mhrianian, AICP, Director of Community Development *A*

APPROVED BY: Doug Willmore, City Manager *DW*

ATTACHED SUPPORTING DOCUMENTS:

- A. August 23, 2016, Draft Planning Commission Minutes (page A-1)
- B. Public comments in opposition to short-term rentals in the City, received since August 23, 2016 (page B-1)
- C. Public Comments in support of short-term rentals in the City, received since August 23, 2016 (page C-1)
- D. Information provided by short-term rental advocates (D-1)

All previous Staff Reports, Meeting Minutes, and public comments on this topic can be found on the City's website via the August 23, 2016, Planning Commission Agenda at <http://www.rpvca.gov/772/City-Meeting-Video-and-Agendas>

BACKGROUND AND DISCUSSION:

Planning Commission Review and Recommendations

On October 20, 2015, during discussions of future City Council Agenda items, the City Council requested that Staff research the issue of short-term rentals in neighboring cities and provide options for regulating such uses in the City.

On May 17, 2016, Staff reported to the City Council how other neighboring cities regulate short-term rentals, as well as recommending that the City Council consider initiating code amendment proceedings to prohibit short-term rentals in all of the City's single-family residential zoning districts. After some discussion and considering public testimony, the City Council, on a 4-1 vote, initiated code amendment proceedings to prohibit short-term rentals in the City's single-family residential zoning districts.

On July 12, 2016, the Planning Commission opened the public hearing to review Staff's proposed code amendment language to prohibit short-term rentals and the advertisement of such rentals within the City's single family residential zoning districts. At that meeting, the Commission raised several questions pertaining to short-term rentals and directed Staff to provide more information, as well as to provide options for allowing short-term rentals through a permit process and in the City's multi-family zoning districts. The Commission continued the public hearing to its August 23, 2016, meeting.

On August 23, 2016, Staff presented responses to the Commission's questions, as well as options for addressing short-term rentals in the City (see link to the August 23rd PC Staff Report). Given that the Commission's discussion at its July 12th meeting differed from the Council's discussion when initiating the code amendment, Staff recommended that the Commission identify and forward its preferred option to the Council for its review before proceeding with the preparation of specific code language, so as to ensure that the Council could receive the Commission's recommendations before giving staff final direction on the matter. At the August 23rd meeting, the Commission identified its preferred option on a 4-2 vote, which involves the prohibition of short-term rentals in the City, with the exception of such rentals that are limited to single rooms and guest homes where the property owner is present at all times (Attachment A).

Options to Address Short-Term Rentals

At the August 23rd meeting, Staff presented the Planning Commission with the following three options to address short-term rentals in the City:

1. Short-Term Rentals Permitted by Discretionary Permit

This option would permit short-term rentals through the issuance of a discretionary permit, such as a Conditional Use Permit (CUP) or a newly created permit (i.e. Short-term Rental Permit), by which conditions of approval can be imposed on the hosting property to mitigate impacts to the surrounding neighborhood. This approach provides a mechanism for permitting and regulating short-term rentals with conditions, and collecting application fees and taxes (Transient Occupancy Tax) typical to a short-term lodging use. However, it is important to note that such an approach may discourage hosting properties from seeking such a permit if the conditions of approval and permitting process are too complex, burdensome, and/or

costly. With regards to enforcement of this option, actions against a violating property may be difficult for the City to demonstrate, as the City would have to show that a violation of a particular condition of approval occurred or the property is operating an unpermitted short-term rental. However, this discretionary permit option could provide the City with a revenue source to offset the costs associated with enforcement actions.

2. Short-Term Rentals Permitted By-Right

This option would permit the operation of short-term rentals “by-right” by allowing this use in the City. This approach would require a host property to register with the City, obtain a business license, and pay the City’s 10% Transient Occupancy Tax (TOT) without having to obtain some form of discretionary approval by the Planning Division. Although the regulation of short-term rentals is fairly new to local jurisdictions, Staff found that the City of Los Angeles is currently in the process of establishing a “registration” approach, and is seeking to adopt a Home-Sharing Registration ordinance. The City of Los Angeles believes that a “registration” option would encourage participation and payment of taxes because heavy financial penalties (including back taxes, penalties, and interest) could be imposed upon noncomplying hosting properties. In terms of City enforcement, the fees collected by the registration process and remittance of TOT, along with the fines collected from violating host properties, could help to off-set the City-incurred costs for regulating “by-right” short-term rentals. Similar to Option No. 1, the “by-right” regulation of short-term rentals may also provide the City the opportunity to establish regulatory measures on short-term rentals through specific Code requirements, such as minimum on-site parking requirements, monitoring requirements, etc.

3. Prohibition of Short-Term Rentals

As previously reported to the City Council, a common approach taken by cities to regulate short-term rentals is to prohibit them altogether. Currently, the three other Peninsula cities have either adopted an ordinance or are in the process of finalizing an ordinance to prohibit short-term rentals. Currently, short-term rentals are considered to be prohibited by the City’s Development Code because the Development Code is a permissive Code (as described in Section 17.86.030) and short-terms rentals are not a listed permitted use in single-family or multi-family zoning districts. Staff’s original recommendation during the City Council initiation process was to add code language that clarified the prohibition of short-term rentals and their advertisement. By prohibiting short-term rentals, the City can take a proactive enforcement approach against a violating property owner, and once a violating property is found, it can be monitored by the City. Although a ban may appear to eliminate short-term rental uses from the City, it may also drive the hosts underground. Some hosts may disguise their properties online, or eliminate the rental paper trail, which makes enforcement even more costly and time consuming, with no tax or filing fee revenue to offset the cost of enforcement.

After considering the options listed above, at its August 23rd meeting, the Planning Commission identified a hybrid-approach as its preferred option, as described below:

4. Prohibition of Short-Term Rentals with Exceptions

The Commission's preferred option bans short-term rentals with an exception to allow a property owner living on the property to rent a room or guest house on the property through some form of a regulatory process. For example, if a property owner is physically residing in the home during the rental period, a short-term rental could be permitted by the City via a permit or registration process. This hybrid approach was recommended in response to a number of residents who attended the public hearings and noted that their short-term rentals provide a necessary secondary source of income. Some of these members of the public noted that they are actively living on the property while they rent out rooms or guest homes on a short-term basis, and therefore are able to properly manage on-site activities. The Planning Commission believes that this hybrid option would provide the City the ability to prohibit short-term rentals that are not owner-occupied and as a result are often "party-houses," which have been a source of many of the complaints from neighboring residents. Enforcement of this option would involve monitoring website platforms and City-permitted properties to determine whether they are operating in compliance with the Code's criteria.

Based on the foregoing discussion, Staff seeks City Council direction so the Planning Commission can develop Code language to address short-term rentals in the City, and to which zoning districts (single-family residential and/or multi-family residential) the amended Code language should apply.

ADDITIONAL INFORMATION:

Enforcement Vendor

As previously reported to the City Council, there is a private vendor (Host Compliance) that provides monitoring services of short-term rentals, whether they are banned or permitted uses. The cost for such services varies between approximately \$4,500 and \$7,800 a year based on the desired services. The use of monitoring services by this vendor, which is the only vendor currently in this niche industry, may provide the City an opportunity to take a more pro-active enforcement approach in identifying violating properties and will minimize potential Staffing costs to enforce the prohibition of short-term rentals. If the Council is interested in utilizing services provided by this vendor, Staff will return with a professional service agreement and budget appropriation.

In addition, after researching the experience of other cities in dealing with this issue, enforcement is possible, although, admittedly problematic. Nevertheless, staff sees no significant difference between enforcement ability in any of the options.

Public Outreach

Due to the heightened interest in the issue of short-term rentals within the City, Staff has increased public notification to include publication of larger-sized notices in the *Peninsula News*, as well as advertising in the *Daily Breeze*. In addition, Staff has created a dedicated webpage on the City's website, and a listserv to ensure that the most up-to-date information related to short-term rentals in the City is being shared with the public interested in this subject.

As a result of the recent public notification, Staff has received 118 written correspondences from the public related to short-term rentals since the August 23, 2016 Planning Commission meeting. More specifically, approximately 82 or 69% of the correspondences received are in opposition to short-term rentals (Attachment B), while approximately 36 or 30% of the correspondences received are in support of short-term rentals within the City (Attachment C). Of the 82 correspondences received, 10 correspondences express a concern related to short-term rental activities along Crest Road, 6 correspondences express concerns with activities along Hightide Drive, and 6 correspondences express concerns with short-term rentals along Avenida Altisima. The table below provides a summary of the main themes characterized in the 118 correspondences received:

Opposed to Short-Term Rentals	Supportive of Short-Term Rentals
<ul style="list-style-type: none">• The City should adopt a ban on short-term rentals, to be consistent with all of the Cities on the Peninsula.• Short-term rentals introduce a commercial element to residential neighborhoods.• Short-term rentals lead to increased traffic, noise, parking and safety issues.• Concerns with the enforcement of the exceptions of the Planning Commission's preferred option to regulate short-term rentals.	<ul style="list-style-type: none">• Short-term rentals provide secondary income to residents and TOT revenue to the City.• Short-term rentals provide alternative accommodations for guests visiting the City.• Short-term rental guests shop and dine in local businesses and restaurants.• Short-term rental ordinances, allowing such activities, are effectively administered in cities such as Newport Beach.

In addition, on September 9, 2016, City Staff met with a group of short-term rental hosts who shared information that supports their position to allow short-term rentals in the City including, but not limited to, documents from the City of Los Angeles and the Los Angeles County Sheriff's Department (Attachment D).

CONCLUSION:

The regulation of short-term rentals in the City has generated a great deal of public interest, which is an indicator of the importance of ensuring that the questions,

comments and concerns involving short-term rentals are thoroughly vetted and considered. The City's measured approach to ensuring that the Planning Commission's and City Council's preferred option for regulating short-term rentals is consistent demonstrates the City's willingness to draft code language that encompasses all of the issues raised through the public hearing process.

ALTERNATIVES:

In addition to the Staff recommendations, the following alternatives are available for the City Council's consideration:

1. Identify additional options for Staff to research for City Council consideration at a future meeting.
2. Direct Staff to take no action at this time.

Commissioner Emenhiser moved to approve the minutes as presented, seconded by Commissioner Nelson. Approved, (5-0-1), with Chairman Tomblin abstaining since he was not at that meeting.

3. Time extension request (Case No. ZON2011-00349): 5317 Rolling Ridge Road

Director Mihranian reported that the applicant is requesting a time extension to an application previously approved by the Planning Commission. He briefly discussed the reasons for the request, as outlined in the applicants request letter, noting staff was recommending approval of the extension request.

Commissioner Nelson moved to approve staff recommendation, seconded by Commissioner Emenhiser. Approved, (6-0).

4. Time extension request (Case No. ZON2013-00174): 2947 Vista del Mar

Director Mihranian reported that the applicant and new property owner are reconsidering the approved design and are requesting additional time to finalize the design before submitting to Building and Safety.

Commissioner Nelson moved to approve staff recommendation, seconded by Vice Chairman Cruikshank. Approved, (6-0).

CONTINUED PUBLIC HEARINGS

5. Short term vacation rentals (Case No. ZON2016-00188)

Associate Planner Silva presented the staff report, briefly reviewing the questions that the Commission raised as a result of the public hearing on July 12th. He reviewed the number of short-term rentals staff found on Airbnb and VRBO, noting the majority of listings are in the single-family residential zones. He noted that complaints to the City regarding short-term rentals were primarily centered on three properties within the City, and that the LA County Sheriff's Department reported eight service calls to one of the three properties over a one year period. He noted that the Commission had asked staff to identify additional options for regulating short-term rentals, and these options were discussed in the staff report. He noted the three options would require an extensive code enforcement framework, and discussed the components of the code enforcement process. He also stated that at the July 12th meeting the Commission questioned if regulating short-term rentals would require an amendment to the local Coastal Specific Plan. He reported that if the City pursues the option to prohibit short-term rentals, Staff's opinion is that an amendment to the Plan would not be required, however if the City pursues an option to permit short-term rentals, an amendment to the local Coastal Specific Plan would be required. He stated that staff's recommendation is to review staff's responses to the Commission's questions raised at the July 12th meeting; identify a preferred option on how the city should address short-term rentals; and request the Council's input on the Commission's preferred option before proceeding to draft specific code language.

Director Mihranian added that staff was recommending the Planning Commission's recommendation on the short-term rentals be taken to the City Council to review to make sure the City Council is in agreement with the option and to get direction from the City Council before drafting the code language. He felt this would be the best and most efficient use of time. He also clarified that the Local Coastal Specific Plan only applies to properties in the city's coastal zone. He explained that the City's code is a permissive code, and because short-term rentals are not explicitly allowed or prohibited in the Code, staff is taking the position that because short-term rentals are not listed as a permitted use they are, by default, not allowed in the City. Therefore, the Local Coastal Plan does not need to be amended.

Commissioner Leon asked staff if the code allows for long-term rentals.

Director Mihranian answered that long-term rentals is not a use specifically identified in the Code.

Commissioner Leon questioned that if it is not called out specifically in the Code, then are long-term rentals also prohibited.

Director Mihranian did not think long-term rentals are prohibited, because they are not a commercial operation. He stated that based on the city's transient occupancy tax, if occupancy occurs for less than 30 days the use is considered commercial and the tax would apply.

Commissioner Emenhiser asked staff if the City came upon someone already renting through Airbnb in the coastal area, could staff call for enforcement since it is currently prohibited.

Director Mihranian answered that, technically, yes staff could call for code enforcement on such a property. However, because the code is not as clear as it could be, staff felt it would be better to go through this process to gain clarity before enacting any enforcement.

Commissioner Emenhiser asked staff to explain how enforcement would happen when looking at a permit process versus prohibition.

Director Mihranian explained that the process has not yet been fully vetted, but felt the processes would be very similar with the exception of what is being enforced, prohibition or lack of a permit or operation in violation of a permit.

Vice Chairman Cruikshank asked staff roughly how many multi-family versus single-family residences are in the City.

Director Mihranian did not have that information available, but felt the multi-family was a fairly small percentage compared to single-family residences.

Vice Chairman Cruikshank noted in the staff report that the City receives one to two calls per month, and asked if those are calls just to the City, or if that includes calls to the Sheriff's Department.

Director Mihranian answered that it is just calls to the City. He noted that the Sheriff's Department was only able to provide staff with statistics on the number of calls to a specific residence, not how many calls were received regarding short-term rental complaints.

Commissioner Leon stated he spoke to Senior Planners in both Hermosa Beach and Manhattan Beach regarding their short-term rental prohibitions and/or ordinances. He also spoke to several residents who have short-term rental homes nearby them. He noted that he is a user of services such as VRBO and Airbnb, however he did not think that would in any way prejudice his decision on this subject.

Commissioner Nelson asked staff to summarize the situation in Hermosa Beach, which the Director then explained, noting the differences between the situation in Hermosa Beach and Rancho Palos Verdes.

Commissioner Nelson asked staff to summarize how the neighboring cities are dealing with short-term rentals.

Associate Planner Silva explained that staff found that the neighboring cities on the Peninsula have enacted prohibitions on short-term rentals. He noted that San Pedro, as part of the city of Los Angeles, is looking to adopt a registration process.

Commissioner James referred to the staff report, noting that other alternatives are being explored. He specifically referred to a statement that the City Attorney is exploring creating a list of prohibited uses for zoning districts. He asked staff to expand on that.

Associate Planner Silva explained that staff has identified certain sections in the Code where language regarding short-term rentals would be added. The City Attorney's office felt that if the City does prohibit short-term rentals then a list of prohibited uses in each of the zoning districts should be included in the code. He noted the code currently lists permitted uses and uses that are conditionally permitted, and this would add a new category of prohibited uses.

Commissioner James asked if the major problem at the three homes identified in the staff report is that there are large parties taking place which disturbs the neighborhood.

Director Mihranian answered that was staff's understanding from the complaints that staff has received.

Vice Chairman Cruikshank disclosed that his engineering firm has done work at the Avenida Altisima residence, and his son is friends with this homeowner's son.

Chairman Tomblin stated he did not see a definition of a short-term rental in the staff report, and asked staff if this was going to be included at some point.

Director Mihranian answered that was intentional, as staff wanted to stop short of presenting any specific code language until the Commission has discussed their preferred option and that option has been taken to the City Council for review and input.

Chairman Tomblin opened the public hearing.

Anita Gash stated she has lived at her home on Eddinghill Drive for 45 years, and it was a quiet residential neighborhood. She explained that the home across the street has recently gone through a remodel, became a two-story home, and is now an Airbnb rental, renting three or more rooms per night. She stated that as a neighborhood watch co-captain it makes her uncomfortable, as part of her responsibility is to know the cars that come into the neighborhood. She no longer has any idea as to whether or not the cars in the neighborhood should be there, and the nature of the neighborhood has changed. She also noted that a real estate agent recently informed her that if she were to sell her home she would have to disclose that she is across from an Airbnb property and that would have an impact on her property value. She asked that the Commission consider what any decision in terms of short-term rentals will have on the neighbors and the neighborhood.

Doug Maizimos stated he also lives on Eddinghill Drive and over the last few years he feels like he lives next to a four room hotel. He noted that in 2008 this property owner was given approval to build his dream home for his family. Now the property owner has four separate listings on Airbnb offering bedrooms for rent. He felt a motel is a correct description for this commercial business in this residential neighborhood. He discussed the cars that come and go at all hours of the day and night, car alarms that go off in the middle of the night, and travelers who ring his doorbell because they can't get ahold of the owner and they want to check in. He felt this rental is changing the very fabric of the neighborhood in unacceptable ways. He requested that the Planning Commission recommend to the City Council a full and immediate ban of short-term rentals.

Sue Dunbar (Spindrift Drive) stated she does not support renting homes out for venues and events, however she noted that she does have a vacation rental and has been renting out the home for several years. She stated that she has had no complaints in four years, noting that she has a very watchful and active HOA. She tries to be very respectful to the neighbors on how and to whom they rent the home and rejects requests for any parties of any size. She noted that she submitted a letter which includes some of the guest book comments about what a peaceful and relaxing place this is to stay. She stated that if the Commission considers a permitting process that there are ways to manage a short-term rental and to manage it well. She explained that she is moving more towards longer-term rentals and questioned if her advertising on VRBO or other third party site would create some sort of code enforcement issue.

Ying Sai stated she has a short-term rental property, and noted that she manages the property very well and has had no complaints. She explained the process for rental, and explained her strict advertised house rules. She also explained that she recommends to the renters the local businesses and restaurants for any large gatherings. She felt that the tourist dollars, through short-term rentals, are being used throughout the City at local businesses and restaurants and the City should establish public policies that acknowledge the transitory travelers.

Chairman Tomblin asked what neighborhood Ms. Sai lives in and the average length of a renters stay.

Ms. Sai answered that her home is near Peninsula Center and the average length of stay is approximately five days. She stated she personally checks in each renter.

Michael Huang (7147 Avenida Altisima) felt that short-term rentals is a commercial activity and he did not understand why the City would allow a commercial activity to take place in a single family residence. He stated Avenida Altisima is a cul-de-sac and there are two short-term rental homes on the street. He stated that there is excessive traffic on the street, and cars are heavily parked on both sides of the street. He explained that he went door-to-door on his street to see if neighbors would support a ban, and out of the fourteen residents that he spoke to, all supported a ban on short-term rentals. He felt that there are many residents in the City who are opposed to short-term rentals that haven't complained to the City and just tolerate the situation. He stated that Rancho Palos Verdes is currently the only beach city that allows short-term rentals, and felt that more and more rentals will come to this City because of it.

Vice Chairman Cruikshank asked Mr. Huang if he has contacted the City or the Sheriff's Department when there have been issues with the short-term rentals in his neighborhood.

Mr. Huang answered that he has not made complaints. He also felt that many neighbors have not made complaints because they do not know who to complain to.

Vice Chairman Cruikshank asked Mr. Huang if the property owners of the two short-term rental homes in his neighborhood stay at the property, or if they did not live at the property.

Mr. Huang answered that one owner says she lives there, yet there is a younger kid that lives there. He questioned how something like this would be enforced.

Tracy Burns (Avenida Altisima) showed the Airbnb ad for her neighbor's house, noting that the ad says this is a great place for a party. She also stated that the neighbor rents out single rooms for one night at the home. She explained that she no longer calls the Sheriff's Department because there comes a point where you realize it no longer does any good. She felt that this type of use not only obliterates the neighborhood watch program, it also obliterates Megan's Law, as neither can be applied to her neighborhood any longer. She stated that Manhattan Beach tried a permit system which didn't work.

Commissioner James asked Ms. Burns why she gave up calling the City or the Sheriff's Department with complaints.

Ms. Burns answered that in the beginning when the larger parties were taking place she would call the Sheriff's Department, who would come by and quiet things down. However, she will not call the Sheriff's Department because someone vomits on her front lawn, or because she finds cigarette butts all over her driveway.

Chris Huang (Avenida Altisima) stated she was in support of the full ban of short-term rentals. She felt this use lowers the neighboring property values. She explained she lived on Eddinghill Drive next to an Airbnb, and felt unsafe, so the family moved to Avenida Altisima, and now there are Airbnb rentals on Avenida Altisima. She did not feel it was right for a property owner to make money renting their home or rooms at their neighbors' expense.

Carolynn Petru (Avenida Altisima) supported a total ban on short-term rentals. She acknowledged there are some very well managed rentals, but that doesn't erase the basic fact that this is a commercial use in a single family residential neighborhood. She stated Rancho Palos Verdes has become a destination and people are flocking to the City for all of the beautiful amenities the City has to offer. She did not think people should be making a profit at the expense of the harmony and quietude of the neighborhoods. She would also support looking into the prohibition of partying houses in the City, which has an even worse impact to the neighbors than Airbnb rentals.

Commissioner Emenhiser asked Ms. Petru how she felt this type of ban would be enforced.

Ms. Petru acknowledged that any type of enforcement will be difficult and require staff resources, whether that be city staff or the Sheriff's Department. She felt that the ban is the most straightforward and easily enforceable option, and won't include all of the layers of enforcement that a permitting process might involve.

Chairman Tomblin asked Ms. Petru if she had any thoughts on how to define a short-term rental.

Ms. Petru felt that anything less than thirty days should be considered a short-term rental.

Amar stated that intellectually and spiritually everyone needs a place where they can sit and have peace. He felt that the Airbnb rentals is a relatively new business enterprise which is mushrooming in big cities, but in small neighborhoods it should be kept away. He felt these rentals in small neighborhoods destroy the peace and increases the crime rate. He also did not think the City would make much money from this type of business.

Alan Siegel stated he is an Airbnb user throughout the world and has had nothing but good experiences. He stated that Airbnb uses a reputation based system where one applies to an owner to rent in their house, and the owner looks at your reputation and

comments from previous owners and then chooses whether or not to rent to you. He noted the City of Los Angeles is considering a ban, with their primary concern that housing stock will be taken away from the City in an already tight housing market. He stated that Palos Verdes Estates has also banned this use, noting that the City does not have a Transit Occupancy Tax, and therefore would have no way to collect revenue to help offset any enforcement needed. He empathized with his neighbors in regards to the problems that have been caused by the three or four problem houses in the City, but felt a ban is going too far, as he felt there are many who are good and responsible Airbnb hosts. He suggested a measured approach, a permitted approach, noting a system used in La Quinta. He felt that the City could collect taxes to offset any enforcement action.

Eric Mark (6527 Eddinghill Drive) stated he hosts millionaires, business executives, attorney, doctors, and many others from all over the world. He stated that all of these visitors are also consumers that come to the Peninsula to patronize restaurants, markets, and other businesses. He felt that short term rentals are a key function to the local economy, as they help create jobs and promote sales. He also felt that short-term rental homes add to the neighborhood, as they are impeccably kept with well-maintained gardens. He asked the Commission continue to allow short-term rentals.

Commissioner Nelson asked Mr. Mark if he rents out his entire house, or only rooms in the house.

Mr. Mark answered that he and his wife are always in the house with the guests.

Commissioner Leon asked Mr. Mark if he allows parties at his home.

Mr. Mark answered that he will allow no parties at his home, and is advertised as such.

Commissioner Leon asked Mr. Mark if he has had any complaints that he is aware of.

Mr. Mark noted that only one person complains, and he was forced to obtain a restraining order against that person.

Minas Yerelian felt this was an important topic and that the City should be able to inform every citizen that this meeting is taking place. He felt that large ads should be placed in the Peninsula News and the Daily Breeze explaining what is going on, since the majority of the residents don't know what's going on with this topic, and letting everyone know when this meeting is taking place. He also suggested hanging banners advertising the meeting so that all residents are aware. He also suggested that if short-term rentals are allowed to remain, that every home that rents be required to have a sign advertising the home is a short-term rental property because nobody wants to buy a property next door to a short-term rental property. He stated that short term rentals are already not allowed in the City per the City's Municipal Code, and questioned why these hearings are even taking place.

Chairman Tomblin asked Mr. Yerelian what is required in selling a home, in terms of disclosure, when living near a short-term rental.

Mr. Yerelian answered that you have to disclose what is next door to the home being sold, especially if there is loud noise.

Commissioner Nelson asked staff when this meeting was noticed to the public.

Director Mihranian answered that the public notice was sent out for the July 12th meeting, and at the July 12th meeting the Commission continued the public hearing to this evening.

Vice Chairman Cruikshank asked Mr. Yerelian if he would have to disclose that he lived next door to a house full of teenagers who have parties every weekend.

Mr. Yerelian answered that you must disclose any noise or continuous activity.

Nelly Bertolina (Hightide Drive) urged the Commission to prohibit short-term rentals. She explained that the Hightide neighborhood has changed completely since the nearby short-term rental has started. She stated there are many parties and noises, and the Sheriff's Department does not always respond. She also noted that there is now quite a bit of trash in the neighborhood.

Noel Park (El Rodeo Road) felt the speaker who live on Eddinghill and Avenida Altisima have pretty much said all there is to say on this subject. He agreed that if all of the other local cities ban short-term rentals and Rancho Palos Verdes does not, the city may become overrun with this type of business. He noted the home next door to his is a long-term rental and has its own issues.

Commissioner Emenhiser asked Mr. Park if he could see any way to allow some short-term rentals in neighborhoods, noting that there have been some speakers who seem to have a very well-run business with their short-term rentals.

Mr. Park responded that by definition a short-term rental is a business being run in a residential neighborhood, and therefore it degrades the quality of life in that neighborhood. However, he questioned how a ban or a permitting system would be enforceable.

Karen Chuang felt the speakers before her had very eloquently put forth her concerns in regards to short-term rentals and why there should be a complete and total ban of short-term rentals in the City. She noted that, while only four houses have been targeted at this meeting, there are Airbnb rentals throughout the City. She felt that the short-term rentals had considerable traffic and parking issues to neighborhoods and brings people in that the neighbors do not know. She felt that short-term rentals generate a very large profit for the property owner at the expense of the neighbors who have a vested stake in the community. She encouraged the Commission to support a complete ban of short-term rentals in the City.

Maura Mizuguchi stated she is the owner of a short-term rental on Avenida Altisima. She stated that she was quite surprised to learn about all of the complaints at a public meeting, rather than being contacted by the neighbors personally through a phone call or email. She explained she started with long-term rental of her home but found the renters to be difficult and tended to damage the property. She stated she rents rooms in her home and has two young boys at the home, who she felt have flourished with these rentals.

Chairman Tomblin asked Ms. Mizuguchi if she lives in the house and rents out the rooms.

Ms. Mizuguchi responded that she lives in the house and rents out rooms to short-term renters. She stated that she wished her neighbors had approached her with issues and concerns when the problems happened. She added that she has rented out the home to people who have had family gatherings, but not parties.

Commissioner Leon asked Ms. Mizuguchi if she lives at the residence full time.

Ms. Mizuguchi answered that she does live at the residence full time. She felt that a ban is a real tragedy, as short-term rentals provide opportunities that may not be realized.

Michael Yu stated he is an Airbnb host, and that Palos Verdes is no longer the quiet community it once was, as it is now well known with Trump National Golf Course, Terranea, and other outdoor venues which make the City a destination. He agreed with all of the speakers before him and as a resident, he shared their sentiments, however he also had disagreements with some of the statements. He felt that short-term rentals are a shared economy that is now a global phenomenon. He felt a short-term rental ban is a punishment for making a mistake, noting that no education has been given by the City or by neighbors to the property owners. He felt that before any decision is made by the City there should be some type of guidance given for all short-term rental hosts. He felt that this could lead to a win-win-win situation, a win for the City, a win for the host, and a win for the neighbors.

Greg Mitre did not think it was a coincidence that more and more short-term rentals are showing up in the City, since every City around Rancho Palos Verdes has banned this use. He stated he lives on Hightide Drive, and lives across the street from a short-term rental. He stated this property does not have the owner present when it is rented, and the owner is not present when the guests check in or check out. He has called the Sheriff's Department on a few occasions, and noted that they do not always respond. He stated he attended the City Council meeting when this subject was before them, and all but one Council member spoke out strongly against short-term rentals. In terms of enforcement, he explained that he is very aware of every car in his neighborhood and who should be there and who should not. He felt that involving the neighborhood in enforcement would be beneficial.

Barzia Tehrani stated he lives on Sunnyside Ridge near a short-term rental. He stated that the HOA sent a letter of complaint was sent to the City, and felt that the reason the

number of complaints may have gone down in the past several months regarding short-term rentals is because residents are waiting to see how the City Council will decide on this issue. He discussed the nature of the neighborhood, and how the character of the street completely changed once the short-term rental/party house started. He stated he supports a complete prohibition, and did not think anything else would be enforceable.

Mary Gordon stated she is in support of a ban on short-term rentals. She stated she has not complained about the short-term rentals in the neighborhood, mainly because she does not want to have an adversarial relationship with the neighbors. She stated she likes her neighbors and her neighborhood. She felt that this is an issue involving the character and the safety of the community, as well as the neighborhoods and the children.

Paul Henrikson (Sea Raven Drive) stated he runs an Airbnb at his property. He stated his guests all meet his requirements and follow all of the rules of the property. He explained that he and his wife live in the house and rent out only one bedroom to guests, and the guest typically stay two to three days at a time.

Irene Henrikson feel badly that a few party houses has to spoil it for the rest of the Airbnb hosts who try very hard to comply with all of the rules and to maintain their homes. She stated she has had very good experiences with their rentals, noting many of the guests are former residents of the City who have come back to the area to visit relatives or attend events. She explained that she and her husband allow only one to two guests, and these guests must park in the driveway. She stated she has had no problems or complaints, and did not think her neighbors even realized they rent the room. She hoped the City could find some sort compromise for those who do try to comply without having an outright ban.

Vice Chairman Cruikshank stated that many times during the public comments it has been said that all of the cities around Rancho Palos Verdes has banned short-term rentals. However, in looking at the chart in the staff report, it appears Rolling Hills and Manhattan Beach have banned the short-term rentals, Palos Verdes Estates is considering a ban, Rolling Hills Estates and Redondo Beach don't have anything, and a permit is required in Los Angeles and Malibu.

Director Mihranian noted that the chart was prepared for the July 12th meeting and since that time a few changes have occurred. He noted that Palos Verdes Estates now bans short-term rentals and the City of Rolling Hills Estates is in the process of codifying a ban.

Commissioner Leon questioned if it would be possible to create a set of rules regarding short-term rentals that would allow the well run short-term rentals to continue operating, but would essentially ban the short-term rentals used for party houses.

Director Mihranian explained that all of the options before the Commission will require some level of enforcement. He felt there will be enforcement challenges with each option. However, staff's opinion is that if there is an outright ban on short-term rentals it may be simpler to enforce, as opposed to some sort of regulated use.

Chairman Tomblin asked staff if they felt noticing of this type of meeting should be advertised and posted in a different manner, as opposed to the standard classified ad for a typical public hearing.

Director Mihranian explained that for the July 12th meeting staff tried to reach as many members of the public as possible, but felt that for the next meeting staff will try to increase and improve the public outreach. He also noted that a Listserve page has been created and anyone can go to the City's webpage and subscribe, and will then receive electronic notifications regarding this item.

Chairman Tomblin noted that staff has presented three options, and suggested the Commissioners discuss the option they preferred, and any amendments they may want to add to that option.

Commissioner James stated he would support a total ban. He clarified that this is not a total ban on rentals, but rather a ban on rentals that have been zoned residential. He felt it was truly unfortunate that a few bad experiences have spoiled things for those that have rented out rooms for quite awhile and are very respectful to the neighborhood. He stated that for him this is a zoning issue, and suggested the City might look into creating some zones that have multiple uses which would allow short-term rentals. He noted several speakers stated that when they moved here they had an expectation in that they were moving into a single family residential area, and they have a right to that expectation. He stated that is what zoning means, and that expectation should not be taken away from them. He also felt that the current code may be good enough, but after hearing the public speakers, he felt new code language could be added that clarifies the already existing code.

Commissioner Emenhiser felt this was a discussion on the nature of Rancho Palos Verdes, as it is a neighborhood, family based city. He did not think Rancho Palos Verdes is considered a beach city. He felt that many short-term rentals are taking advantage of the good will of their neighbors, and the profit motive may drive many to run over the best nature of their neighbors. He felt the Commission should recommend a ban of short-term rentals to the City Council. He suggested banning short-term rentals for a period of six months, and then over time open the door to some type of strict permit process. He acknowledged that there are many rentals where the owners do live on site and do a good job with the rentals.

Vice Chairman Cruikshank stated that without enforcement it really doesn't matter what the City does in terms of short-term rentals. However, he felt that it makes quite a bit of difference if the property owners are actually on site. He noted that many good people have spoken in favor of short-term rentals, explaining they are always at the house and control their guests. He stated that at this point he is leaning towards a six month period of issuing permits for the use. He explained that once a ban is put in place, this use will never come back. He questioned what would stop someone from renting a house long-term and then subletting the home for short-term rentals, and how that would be enforced.

He felt Airbnb and other agencies will find ways around a ban and a ban will be very difficult to enforce. He therefore supported option No. 2 in the staff report.

Commissioner Nelson stated he was not in favor of a ban of short-term rentals. He noted that a house down the street from him is rented out as a short-term rental. He stated that at times there is a parking problem around the house, but there have been no loud parties or disturbances. He stated he has a hard time discouraging people trying to expand their living. He suggested a compromise might be to have the problem homes declared a nuisance, and for the City to then abate the nuisance in small claims court. He was therefore in favor of option No. 2.

Commissioner Leon stated he prefers option No. 2, but recognizes this option is a difficult thing to do. He stated that he would accept a prohibition, but would prefer to have the use allowed and regulated.

Chairman Tomblin discussed his feelings that short-term rentals are preferred in resort and vacation communities, such as Lake Arrowhead or La Quinta, as opposed to cities like Rancho Palos Verdes which are where people live and raise their families. He stated he did not want to see Rancho Palos Verdes become a La Quinta. He stated that there might be a fourth option to allow an allowance to a resident who lives in their home to rent out one room. He therefore stated he would support a total ban of short-term bans.

Chairman Tomblin moved that the Planning Commission recommend to the City Council option No. 3 that there is a ban on short-term rentals, with the provision that the staff also report to the City Council the Planning Commission's recommendation that a resident who is living on the property would be able, by right, to rent out one room or one guest house, seconded by Commissioner Emenhiser.

Commissioner James felt the motion sounds like option No. 1 in the staff report, which allows permits with conditions. He noted that in the staff report staff commented that enforcement may be very difficult with this option in terms of proving how many rooms are being rented out.

Chairman Tomblin clarified that he was recommending a complete ban of short-term rentals, and separately the topic of renting out one room or a guest house could come back for review at a later date.

Commissioner James reiterated his concern that this is a zoning issue.

Director Mihranian asked for clarification on the current motion. He noted that the way the motion is drafted, it is a bit ambiguous as to the preferred option. He noted the motion recommends a ban on short-term rentals, yet there are caveats added which is closer to Option No. 1.

Commissioner Emenhiser stated the Commission has heard testimony that there are some well-run short-term rentals in the City, and he did not necessarily want to take that away from these people without some thought and consideration on the matter. His understanding of the motion is to implement a ban of short-term rentals to be followed by consideration of allowing owners to rent one room in their residence.

Chairman Tomblin added that his understanding of the motion is that the Commission supports the ban, which is option No. 3, but add on to that a whole separate process to look at one room or guest house rentals with the owner at the site.

Commissioner Leon felt the Commissioners are appointed to be an independent body, and not just check the appropriate box when making a recommendation. He felt the Commission is supposed to add value, and the value the Commission adds is to take testimony from the public and then try to craft some language as advice to the City Council. He felt the Planning Commission has come up with some good advice to the City Council, that short-term rentals are very difficult to regulate and as a consequence, having a prohibition is the practical way to go. However, there is some small subset that could be allowed while having the overall prohibition.

Vice Chairman Cruikshank stated he did not support an outright ban, as he felt the ones who are doing a good job should be allowed to continue. He noted these people tend to be on the property and do not rent the entire house out, and it is closely regulated. He also noted that he does not want to see party houses continue to disrupt neighborhoods. However, regardless of what the City does, he felt enforcement will be very difficult.

Commissioner James felt that what is now being discussed is discretionary permits, as noted in option No. 1. He felt the concept of discretionary permits would include the notion that anyone who does not get a discretionary permit cannot rent their rooms.

Director Mihranian clarified that staff is really just looking for the Commission to identify an option for staff to take to the City Council to see if they agree with the idea. Staff does not want the Commission to get into the details of how it will be enforced and the details of the rules and regulations at this point, but only to identify a concept of how short-term rentals should be approached by the City. Once the City Council has reviewed the option and given input, staff will then bring it back to the Commission to deal with the specifics.

Chairman Tomblin asked staff to read back the current motion.

Director Mihranian stated the current motion is that the Planning Commission is recommending to the City Council a ban on short-term rentals with a provision that the Council allows owners living on the property to rent out a room or a guest house through some sort of regulatory process. He reiterated that this is a recommendation to the City Council, and not a final decision. The City Council will discuss this recommendation and send it back to the Commission with further recommendations. He recommended that the members of the public who are interested in following this should subscribe to the Listserve for all electronic notifications.

Commissioner Nelson stated he could not support the current motion, noting there is a way to control the issue through public and private nuisance, with abatement of the nuisance through small claims court.

The motion was approved, (4-2) with Commissioners James and Nelson dissenting.

ITEMS TO BE PLACED ON FUTURE AGENDAS

6. Pre-agenda for the meeting on September 13, 2016

The pre-agenda was reviewed and approved.

ADJOURNMENT

The meeting was adjourned at 10:27 p.m.

Octavio Silva

From: Ara Mihranian
Sent: Friday, August 26, 2016 9:18 AM
To: Octavio Silva
Subject: FW: RPV - Request for LASD, LACoFD, Terranea and legal counsel to attend Sept. 20th City Council Meeting

FYI...

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Tracy Burns [mailto:akamomma@gmail.com]
Sent: Wednesday, August 24, 2016 3:58 PM
To: Ara Mihranian <AraM@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Susan Brooks <SusanB@rpvca.gov>; Jerry Duhovic <JerryD@rpvca.gov>; Anthony Misetich <AnthonyM@rpvca.gov>
Subject: RPV - Request for LASD, LACoFD, Terranea and legal counsel to attend Sept. 20th City Council Meeting

Ara,

During the Planning Commission meeting last night several points were brought up about short term rentals that I think require clarification by representatives from LASD, LACoFD, Terranea and legal counsel. I would like to request their presence at the upcoming Sept. 20th City Council Meeting, could you please request/coordinate their attendance? By having the experts give statements before resident testimony is scheduled would streamline the whole meeting. It would eliminate redundancy, ensure accurate information is being presented and provide an opportunity for City Council to have their questions answered immediately. Also, I'd like to

request that current information is presented by your department regarding the other local cities that have already banned short term rentals, I know Torrance was still working on the actual language of their ban.

To Be Addressed:

LASD

Neighborhood Watch - How are the residents instructed to maintain the security of their neighborhoods?

Nuisance Properties / Loud Parties / Blocked Driveways, etc. - How exactly is it enforced by the responding deputies? What are the requirements and difficulties they face with enforcement? How many properties have LASD and Code Enforcement actually shut down based on these requirements in RPV? How long does the process take and what was the amount of work required to shut it down?

What is the average response time to party calls, since they are not priority or emergency situations?

Crime Reports - (for the zoned single home residential neighborhoods) Could a comparison of a LASD's crime map with a map of short-term rentals available on the various platforms (AirBnB, VRBO, etc) be created?

LACoFD

In reference to parking issues and street congestion - What is the minimum space required for their vehicles, specifically the larger trucks, to be able to respond to emergencies? What is the clearance amount needed for ambulances to safely load/transport patients? During a hotel safety inspection what specific items do you look for and are required by your department in order to pass?

Terranea (the only hotel on the entire Peninsula and is located in RPV)

What are the mandated requirements to operate a commercial hotel in RPV, CA? How many people does Terranea employ in order to operate efficiently (specifically pertaining to security, groundskeeping, parking, event planning, catering, etc.)? How often is the hotel inspected and by whom to ensure guest safety? How much has Terranea paid to RPV in taxes, fees, etc in order to just be allowed to operate?

Legal Counsel

Small claims court was brought up by one member of the planning commission as an option at the last meeting, basically encouraging residents to sue their nuisance neighbors instead of banning short term rentals specifically or enforcing zoning laws. I'd like to know the legal steps involved with that type of neighbor-to-neighbor enforcement? It seems this suggested approach makes zoning laws obsolete. Is there any liability the city assumes in allowing commercial entities such as hotels to operate in residential neighborhoods without requiring the usual business licenses or inspections?

At the City Council Meeting on May 17th, where they voted 4-1 to ban short term rentals, Mayor Dyda specifically stated it should be enforced on a complaint only basis. At the planning commission meeting last night there was an elderly couple that seemed to be responsible on-site B&B hosts. If they've never had a complaint against them and they continue not to have complaints, then they won't have any problems. What the City Council definitively made clear at their earlier meeting was the intent not to create more work for our Code Enforcement and to make it easier for them to deal with nuisance properties operating hotels within our zoned

residential neighborhoods. The Planning Commission seems to be on a totally different page and have been mulling over this for about two months and trying to come up with their own special permit system. Again, I will point out that San Francisco estimates 76.6% of the short term rentals in their city are not operating in compliance with their permit system. Manhattan Beach already tried their own permit system, it didn't work so they've now banned short term rentals. I'm not sure why the PC insists on not facing facts and wasting time.

Let's get this train back on the track and expedite the process.

Sincerely,
Tracy Burns

Reference re: SF stats

<http://fortune.com/2016/04/08/airbnb-hosts-not-compliant-san-francisco/>



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Michael Huang [<mailto:>]
Sent: Monday, August 22, 2016 11:28 PM
To: Octavio Silva <OctavioS@rpvca.gov>
Cc: PC <PC@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Susan Brooks <SusanB@rpvca.gov>; Jerry Duhovic <JerryD@rpvca.gov>; Anthony Misetich <AnthonyM@rpvca.gov>
Subject: Support for Full Ban on Short-Term Rentals in Rancho Palos Verdes

Hi Octavio,

I understand there is a planning commission meeting on Tuesday, August 23, 2016, concerning the proposed regulation of short-term rentals in Rancho Palos Verdes. I am writing to to express my strong opinion along with those of my neighbors on the street to support the full ban of short-term rentals.

I live on Avenida Altisima, and our street currently has two houses for rent on AirBnB out of a total of approximately twenty houses on the cul-du-sac street. So on our street, we have approximately 10% of the homes for rent on AirBnB as short-term rentals.

I am sure you know about the AirBnB home on 7242 Avenida Altisima at the bottom of the cul-du-sac, but we just found out recently that 7131 Avenida Altisima in the middle of the cul-du-sac has also started renting on AirBnB in August of this year.

We first noticed that there was a lot more activity of different people and different cars going and and out of the house. There was also a lot more noise coming from the house. Also, in the past two weeks, there were two separate functions at the house with so many guests so that both side of the street had parked cars. Avenida Altisima is a curvy, narrow street. When there are cars parked on both sides of the street, it is a safety concern because two-way traffic is impeded. This email will also serve to put the City on notice of the safety concern concerning excessive parking and traffic on our street.

Because of the most recent suspicious and disruptive activity from the house at 7131 Avenida Altisima, my wife checked on AirBnB, and sure enough, the house was listed beginning sometime in August. When I checked last night, rooms was being rented for as low as \$50 per night with a 1-night minimum. When I checked again today, the rate was as low as about \$70 per night again with a 1-night minimum.

In summary, because of the two short-term rentals on our street, we have had the following problems:

- * Many different people coming in and out. We do not know what and what type of people are living in the short-term rentals.
- * Increased traffic and congestion on the street to cause safety concerns because our street is narrow and curvy.
- * Increased noise, traffic and trash.
- * One resident has witnessed drug use at one of short-term rentals.
- * Decreased sense of security and enjoyment of our property.

It is very disconcerting not knowing who and what type of person is sleeping in the house next to your. It is also scary to know that the people staying in your neighbors house will change from day-to-day. Please keep in mind many of our residents have children in the household.

It is also my understanding that many of the beach cities, such as Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, and Redondo Beach have all banned short-term rentals. We should also ban short-term rentals in Rancho Palos Verdes.

I also understand that the planning commission is considering allowing short-term rentals to be permitted by discretionary permits or by-right. Both of these options are too cumbersome and difficult and expensive to enforce. It will be virtually impossible for the City to determine if a rental home is the owner's primary residence. It would also be impossible for the City to track how many nights per year a property is rented.

I understand that the City of Los Angeles allows short-term rental by-rights, but we are not Los Angeles. We are a bedroom community whose residents choose to live here because of the serenity and quality of life. We do not have any major tourist attractions. Los Angeles is a much larger city with more resources for enforcement and also with more tourist attractions. The neighborhoods in the City of Los Angeles is also much more varied than our community.

I also understand the counter argument that a person has certain rights to do what they wish with their property. I understand that. But that right has limits, and I believe that the limits are met when the rights of their neighbor to a peaceful and secure enjoyment of their property is impacted. I believe that everybody in Rancho Palos Verdes living in single family homes have certain expectations because of the zoning. They did not expect to live next door to a commercial enterprise that is effectively acting as a hotel. That is just not right.

Previously, I mentioned we have about 20 homes on our street. Today, I went and knocked on my neighbors doors to gauge their opinion on the proposed ban on short-term rentals. Out of the approximately 20 homes, 12 residents were home, and all 12 of the residents support the full ban. I have enclosed their signatures with their addresses on the petition in support of the full ban. The remaining property owners were not home. Nobody I spoke to was against the ban.

I know the planning commission asked the planning staff to review the number of complaints the City has received concerning short-term rentals. I believe the number of complaints does not reflect the level of dissatisfaction residents have with short-term rentals. Many of the residents' sense of security and enjoyment of their home are significantly affected by the problems with short term rentals, but they have not officially complained to the City. But they were sufficiently troubled to sign the enclosed petition supporting the full ban. One neighbor I spoke to said that besides the increased traffic, noise and trash from the short-term rental, I sometimes smells marijuana from the rental. I asked him if he has complained to the City, and he said that he had not. The number of complaints the City has received is just the tip of the iceberg.

The trend toward more short-term rentals will accelerate and get worse. I believe that our street is a microcosm of the City. We have 10% of the homes on our street listed on AirBnB. I spent an hour yesterday and found about 60% of the homeowners had problems with the short-term rentals to sign the petition to support a full ban. If the other residents were home, I am certain 100% of the residents would have signed the petition. Please keep in mind that I could have obtained many more signatures for other residents who support the ban, but I limited my effort just to the homes on Avenida Altisima to make a point. If we do not ban the short-term rentals now, the problem will get worse and cause more problems for residents and the City as well.

Lastly, I would ask the Planning Commission members to put themselves in the position of the residents who live next door to a short-term rental house. Although it is expensive, we choose to live in this community because of the safety and quality of life. But living next door to a de-facto hotel in the form a short-term rental significantly diminishes the resident's quality of life and investment.

Please do not hesitate to call me at _____, you have any questions. Thank you.

Sincerely,

Michael Huang

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 9:40 PM
To: Octavio Silva
Subject: Fw: Support 100% ban on short-term rental in RPV

Follow Up Flag: Follow up
Flag Status: Flagged

From: Gail Mail <fong2buy@cox.net>
Sent: Friday, August 26, 2016 10:47 PM
To: Ken Dyda; Brian Campbell; Jerry Duhovic; Susan Brooks; Anthony Misetich; PC
Subject: Fwd: Support 100% ban on short-term rental in RPV

We agree with Janet. Please ban short- term rentals in our community.
Thank you
George and Gail
Fong

From: Janet Nitz <nitzj@sbcglobal.net>
Subject: Support 100% ban on short-term rental in rpv

I understand that the city council is considering whether or not to allow short-term rentals in Rancho Palos Verdes. I support a 100% ban on any and all short term rentals in Rancho Palos Verdes. It is also my understanding that there was a meeting with the Planning Commission this week at Hesse park and concerned residents raised the issues below.

- Short-term rentals are a commercial activity that should not be allowed in residential areas
- Short-term rentals will render neighborhood watch and Megan's Law useless because there will be a steady flow of strangers into our community and we will no longer know our neighbors or know who is staying in our community.

- Short-term rentals have the potential to negatively impact our property values
- Short-term rental are and will continue to cause excess trash, noise, congestion, and traffic
- All of the neighboring communities (Rolling Hills, Rolling Hills Estates, Palos Verdes Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach) have banned short-term rentals
- Allowing short-term rentals with restrictions is a potential cause for abuse and will be very difficult to enforce

I believe all are valid concerns and are grounds to support a 100% ban on short-term rentals.

Sincerely,

Janet Nitz
7071 Crest Rd
Rancho Palos Verdes, CA 90275

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 9:40 PM
To: Octavio Silva
Subject: Fw: Short-Term Rentals, Planning Commission Meeting 8-23-16

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Bertolina <jnbertolina@gmail.com>
Sent: Saturday, August 27, 2016 4:01 PM
To: CC; Ara Mihranian
Cc: Margaret Shih; gregmitre@cox.net; Gail Parker; Joe Barger; Jeannette Peterson; fbstapleton@cox.net; arlineg@cox.net; mikehgalaxy@gmail.com; akamomma@gmail.com; James Bertolina; jhevener@cox.net; donway@cox.net; tbake377@gmail.com
Subject: Short-Term Rentals, Planning Commission Meeting 8-23-16

To RPV Council Members,

We attended the Planning Commission meeting on Aug. 23 and were taken back by the action of the commission on the short-term rentals issue. Only Commissioner James supported the facts that short-term rentals are a business and that businesses are not permitted in R1 residential zone.

One commissioner had acknowledged a conflict of interest. The commissioners focused on 3 especially disruptive houses, which they referred to as 'bad apples', and on the apparently 'nice' owners who deserved special treatment. So they voted on a total ban with an exception for owner occupied business (an arrangement that is very difficult to determine or enforce).

The commissioners again with the exception of James did not understand or accept what the speakers and the writers of the letters were saying. A short-term rental is an assault on a neighborhood. It ruins the neighborhood's sense of stability, comfort and safety. We moved to RPV for the wonderful life style, did not expect and will not accept living next to a hotel.

The City needs to explain why it has not taken any action on the code violation by the operators of the short-term rentals. This failure of action has caused emotional stress to many residents and financial loss if they were to sell their house.

As the City Counsel has already voted to ban all short-term rentals, they should not be swayed by the PC action. They should move quickly to see that the code is enforced before more of these businesses invade our city.

Thank you for your continued leadership regarding this issue.

Nelly & Jim Bertolina

3713 Hightide Dr. RPV

(310) 265-446

To RPV Council Members,

We attended the Planning Commission meeting on Aug. 23 and were taken back by the action of the commission on the short-term rentals issue. Only Commissioner James supported the facts that short-term rentals are a business and that businesses are not permitted in R1 residential zone.

One commissioner had acknowledged a conflict of interest. The commissioners focused on 3 especially disruptive houses, which they referred to as 'bad apples', and on the apparently 'nice' owners who deserved special treatment. So they voted on a total ban with an exception

for owner occupied business (an arrangement that is very difficult to determine or enforce).

The commissioners again with the exception of James did not understand or accept what the speakers and the writers of the letters were saying. A short-term rental is an assault on a neighborhood. It ruins the neighborhood's sense of stability, comfort and safety. We moved to RPV for the wonderful life style, did not expect and will not accept living next to a hotel.

The City needs to explain why it has not taken any action on the code violation by the operators of the short-term rentals. This failure of action has caused emotional stress to many residents and financial loss if they were to sell their house.

As the City Counsel has already voted to ban all short-term rentals, they should not be swayed by the PC action. They should move quickly to see that the code is enforced before more of these businesses invade our city.

Thank you for your continued leadership regarding this issue.

Nelly & Jim Bertolina

3713 Hightide Dr. RPV

(310) 265-446

To RPV Council Members,

We attended the Planning Commission meeting on Aug. 23 and were taken back by the action of the commission on the short-term rentals issue. Only Commissioner James supported the facts that short-term rentals are a business and that businesses are not permitted in R1 residential zone.

One commissioner had acknowledged a conflict of interest. The commissioners focused on 3 especially disruptive houses, which they referred to as 'bad apples', and on the apparently 'nice' owners who deserved special treatment. So they voted on a total ban with an exception for owner occupied business (an arrangement that is very difficult to determine or enforce).

The commissioners again with the exception of James did not understand or accept what the speakers and the writers of the letters were saying. A short-term rental is an assault on a neighborhood. It ruins the neighborhood's sense of stability, comfort and safety. We moved to RPV for the wonderful life style, did not expect and will not accept living next to a hotel.

The City needs to explain why it has not taken any action on the code violation by the operators of the short-term rentals. This failure of action has caused emotional stress to many residents and financial loss if they were to sell their house.

As the City Counsel has already voted to ban all short-term rentals, they should not be swayed by the PC action. They should move quickly to see that the code is enforced before more of these businesses invade our city.

Thank you for your continued leadership regarding this issue.

Nelly & Jim Bertolina
3713 Hightide Dr. RPV
(310) 265-446

Octavio Silva

From: Kit Fox
Sent: Wednesday, August 31, 2016 7:29 AM
To: Octavio Silva; Ara Mihranian
Subject: Fw: Rental of single-family home

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPad

From: Ralph Schack <rws.4057@cox.net>
Sent: Tuesday, August 30, 2016 12:00:29 PM
To: CC
Subject: Rental of single-family home

To the RPV City Council:

The home across the street from me – 30206 Avenida De Calma is occupied by serial renters. The last family to rent stayed for about 2 or 3 months; the one before that was there probably about 4 months, and there have been others before that. Now we have another rental family.

Every time a new family moves in, they have a lot of trash to get rid of, and when they move out, there is much more trash lined up at the curb. Because these are short-term rentals, we have these large amounts of trash rather frequently. The previous renter frequently put her extra weekly garbage in my trash can – full of ants because apparently she did not know how to use the garbage disposal to get rid of her orange peels and other leftover food items.

I like to get to know the neighbors who live close by, but with these frequent renters, there is no point in getting to know them – I don't like being in this situation where as soon as I would get acquainted, they will be moving away. We need to know our neighbors – for our own protection as well as theirs.

I, like most of my neighbors have lived in my house for about 35 years. I find this rental situation very unpleasant and not conducive to the beautiful and stable neighborhood we live in.

The house is rented out by an agency. Is this legal? If it is legal, I would ask that you change the city laws to make such a rental situation in a neighborhood of single-family homes illegal.

Sincerely,

Gloria Schack

Octavio Silva

From: Kit Fox
Sent: Wednesday, August 31, 2016 7:28 AM
To: Octavio Silva; Ara Mihranian
Subject: Fw: Full Ban of Short-term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPad

From: Pjbaduini <pjbaduini@aol.com>
Sent: Tuesday, August 30, 2016 1:36:11 PM
To: CC
Subject: Full Ban of Short-term Rentals

I reside at 7088 Crest Rd. in RPV and I support a Full Ban of short-term rentals.

Octavio Silva

From: Kit Fox
Sent: Wednesday, August 31, 2016 7:25 AM
To: Octavio Silva; Ara Mihranian
Subject: Fw: Ban short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPad

From: Quinn Wu <qside11@yahoo.com>
Sent: Tuesday, August 30, 2016 8:09:53 PM
To: CC; PC
Subject: Ban short term rentals

Hello City Council

I am a resident at 7102 Crest Rd and I support a full ban, without exceptions, on short term rentals.

Sent from my iPad

Octavio Silva

From: Ara Mihranian
Sent: Thursday, September 01, 2016 10:44 AM
To: jm ma fosse; Susan Brooks; Brian Campbell; Ken Dyda; Jerry Duhovic; Anthony Misetich; PC
Cc: mikegalaxy@gmail.com; Octavio Silva
Subject: RE: Short Term Rentals

Ms. Fosse,

Thank you for taking the time to write the City on the topic of short-term rentals. Your email and comments are part of the public record and will be provided to the City Council for consideration.

In order to receive the most up-to-date information and notification regarding the issue of short-term rentals in the City of RPV, I recommend that you subscribe to the City's list-serve to receive email and text message updates at the following link:

<http://www.rpvca.gov/list.aspx>

If you have any further questions, please contact me or Octavio Silva, Associate Planner, at 310-544-5234 or octavios@rpvca.gov.

Thank you,

Ara

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: jm ma fosse [mailto:jmafosse@yahoo.com]

Sent: Wednesday, August 31, 2016 2:59 PM

To: Susan Brooks <SusanB@rpvca.gov>; Brian Campbell <BrianC@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Jerry Duhovic <JerryD@rpvca.gov>; Anthony Misetich <AnthonyM@rpvca.gov>; PC <PC@rpvca.gov>

Cc: mikehgalaxy@gmail.com; jmafosse@yahoo.com

Subject: Short Term Rentals

Dear Members of the Rancho Palos Verdes City Council and Planning Commission,

I would like to go on record as being adamantly in favor of a strict ban on short term rentals within our city. It is my understanding that all of our neighbor cities already have such a ban and I can see nothing but disadvantages should it be allowed in any form in Rancho Palos Verdes.

I have been a resident of Rancho Palos Verdes since before we were a city and I know from first hand experience how much work went in to establishing a city that is conducive to quality family living. The negative effects of the short term rental situation are already plainly evident and, I hope, can be stopped by establishing a ban on the practice as soon as possible.

Thank you for your concern and help in this matter.

Sincerely,

Mary Alice Fosse
30089 Avenida Classica
Rancho Palos Verdes, CA 90275

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 9:34 PM
To: Octavio Silva
Subject: Fw: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

From: June Treherne <junetreherne@hotmail.com>
Sent: Wednesday, August 31, 2016 10:00 AM
To: Steven Williamson
Cc: PC; Angela M. Williamson; Jeremy R Davies
Subject: Re: Short Term Rentals

Join us at the Council meeting September 20, there will be a large number of people present for this ban of short term rentals.

June

Sent from my iPad

> On Aug 31, 2016, at 9:00 AM, Steven Williamson <sd_williamson@mac.com> wrote:

>

> I am strongly against allowing AirBNB or other short term rentals in Rancho Palos Verdes. If such rentals are allowed, I shall work diligently to defeat the city council that appointed the members of the planning commission approving such a measure.

> Sincerely,

> Steven Williamson

>

> Steven D Williamson

>

> 30419 Rhône Drive

> Rancho Palos Verdes, CA 90275

> USA

> 1.310.377.9765 (h)

> 1.424.634.1863 (m)

>

> Sent from my iPad

Octavio Silva

From: Kit Fox
Sent: Wednesday, August 31, 2016 7:58 AM
To: Octavio Silva; Ara Mihranian
Subject: Fw: Ban Short Term Rentals

FYI

Kit

Sent using OWA for iPad

From: ruyeminami@cox.net <ruyeminami@cox.net>
Sent: Wednesday, August 31, 2016 7:31:25 AM
To: CC
Cc: PC
Subject: Ban Short Term Rentals

Dear City Council,

My wife and I have been residents of Rancho Palos Verdes for over 45 years. We have enjoyed the peace and feeling of community enabled by our friendly neighbors and a network of community members whom we've gotten to know over the years. We feel that short term rentals in our city will threaten this peace by allowing a revolving door of strangers to enter our neighborhoods. Potentially, the crime rate for break ins and petty thefts will rise with the increase of strangers entering the city. We urge you to ban all short term rentals in Rancho Palos Verdes as our neighboring communities (RHE, PVE, RH, Redondo Beach, Hermosa Beach, and Manhattan Beach) have.

Thank your for your consideration of this very important matter.

Sincerely,
Richard and Miriam Uyeminami

Octavio Silva

From: Kit Fox
Sent: Thursday, September 01, 2016 9:52 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban on Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: June Treherne [mailto:junetreherne@hotmail.com]
Sent: Thursday, September 01, 2016 9:47 AM
To: CC <CC@rpvca.gov>
Subject: Ban on Short Term Rentals

Dear City Council,

We are RPV homeowners and we support the Full Ban on short term rentals in RPV.

Thank you!

June & Derek Treherne

Sent from my iPad

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 9:32 PM
To: Octavio Silva
Subject: Fw: Airbnb

Follow Up Flag: Follow up
Flag Status: Flagged

From: Arline Grotz <arlineg@cox.net>
Sent: Thursday, September 1, 2016 8:25 AM
To: CC
Subject: Airbnb

Dear City Council members and Planning Commission members,

Previously, I spoke to you at your meetings regarding the situation at our home on 3720 Hightide Drive, Rancho Palos Verdes regarding the home being short term rented above our back yard. As you will remember short term tenants (after partying all night) left the sprinklers on and the water came down the hill and was pooling in our back yard. I had to call the Water Company to give them notice, because despite assurances that an owner representative was living in the house, ringing the doorbell and knocking on the door, nobody responded. Now I find empty alcohol bottles thrown from above onto our property. There has been considerable noise from endless partying also. Thank you for your anticipated cooperation in joining the other cities on the hill in banning this nuisance and commercial use of residential property. Thank you, Arline and Dick Grotz

Octavio Silva

From: Kit Fox
Sent: Friday, September 02, 2016 9:22 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Carl Fung [mailto:docfung@verizon.net]
Sent: Friday, September 02, 2016 8:59 AM
To: CC <CC@rpvca.gov>
Cc: PC <PC@rpvca.gov>
Subject: Ban Short Term Rentals

To RPV City Council and RPV Planning Commission:

Please Ban Short Term Rentals. These rentals are not in the best interest of our community.

Regards,

Carlton H. Fung, D.D.S.
Fung Family
30320 Calle De Suenos
Rancho Palos Verdes

Octavio Silva

From: Kit Fox
Sent: Friday, September 02, 2016 11:54 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Wei's Gmail [mailto:senorweichen@gmail.com]
Sent: Friday, September 02, 2016 11:48 AM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Subject: Short Term Rentals

Hi, my name is Wei Chen and I live on [27018 Indian Peak Rd.](#) I am writing to support banning short term rentals which is in front of RPV City Council right now.

I have a neighbor across the street who short-term rented her house through [Airbnb.com](#) for several years now. As a result, we are dealing with constant strangers in and out of the neighborhood and park their cars irresponsibly all the time (i.e. In front of mail box, even block drive way!). Two separate incidents that stood out: couple of years ago the house was rented out to collage-age kids who had a [Saturday night](#) party. For several hours there was a constant circling of vehicles on the street looking for parking. By [10 pm](#) there must be 50-80 people on that property; kids were drinking and talking loud on the street, loud music thumping late into the night. In the end police was called to put the noise to an end. A second incident last summer when the same property was short term rented out, one day I came home to find shattered glass shards all over the side walk and the street near my mail box. Then I noticed the big pine tree there had a big chunk of the trunk knocked out. It turned out the lady who rented the house backed her SUV into the tree from the other side of the street. We had a 6 year-old and we naturally were concerned about his safety. When I talked to her about this and requested to clean up the mess, she was rude and unapologetic. I had to call the landlady in the end.

We are dealing with these kind of irresponsible, rude and unsafe behavior constantly as a result of short term rental. I like the good work our city officials have done so far, but please vote wisely to eradicate these irritating and sometimes fearful memories from our citizens by banning sort-term rentals in RPV. I personally want to see peace being restored to my street.

Thank you.

Wei Chen
[\(310\) 775-2606](tel:(310)775-2606)

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 1:41 PM
To: Octavio Silva
Subject: FW: Ban Short Term Rentals - NOW!

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: marimond@yahoo.com [mailto:marimond@yahoo.com]
Sent: Saturday, September 03, 2016 5:16 PM
To: CC <CC@rpvca.gov>
Cc: Stacey A Michaels (TMS) <samichaels223@gmail.com>; PC <PC@rpvca.gov>
Subject: Ban Short Term Rentals - NOW!

Dear RPV City Council Members,

My wife and I have lived in our Los Verdes home for over 20 years.

Since 2012 we have lived next door to a 4 room motel at 6527 Eddinghill Drive. In the 2007-2008 timeframe the owner of this property obtained approval from the planning commission to build his family's 4,000+ sqft dream home. But instead of using this

home for family, he has four separate listings on AirBnB offering a bedroom for nightly rental and proudly claims to have hosted hundreds of guests since.

This commercial business plunked down in our community without any public discussion or permits has changed the character of our neighborhood in very negative ways:

- Given the four rooms being rented, cars come and go at all hours with the accompanying slamming of doors and revving of engines. And travelers with unfamiliar rental car key fobs constantly set off car alarms day and night outside our bedroom window.
- We have motel guests trespass on our property including one woman that brazenly walked down our side-yard in an attempt to use our trash can for a bag of dirty diapers.
- Our curbs have been blocked by cars, so we've been unable to put our trash cans in front of our house. Frequently, we've had to put them out at noon on Sunday for a Monday pickup.

These short term rentals must be fully banned in RPV. We and our neighbors have never been given a say in allowing this commercial business in our midst. Yet, we have to take a financial hit to our property values, deal with the heavy increase in street traffic and reduction in safety due to the constant stream of transients near our homes.

The Planning Commission's misguided attempt to allow "responsible" owner/occupiers to rent a single room or out-building is completely un-enforceable. How can the code enforcement staff know if those two cars parked in front are all sharing one room? Or two? Or more? How will enforcement work on weekends?

We respectfully request that you **completely ban short term rentals** and direct the planning commission and staff to draft the implementing language.

Best regards,

Doug Marimon and Stacey Michaels
6533 Eddinghill Drive

Octavio Silva

From: BW Riedman <rabbit943@gmail.com>
Sent: Sunday, September 04, 2016 3:59 PM
To: Octavio Silva; CC
Subject: RPV Short Term Rentals, Case No. ZON2016-00188

Follow Up Flag: Follow up
Flag Status: Completed

This is in response to the notice in the paper on September 1 concerning short-term rentals in Rancho Palos Verdes and the Planning Commission's recommendation to be considered at the September 20 City Council meeting.

I am very opposed to any short-term rentals *including* single-room or guest-home rentals when the property owner* is present.

*Question. What if the property is rented? Does that mean the lessee has the authority to rent out rooms as long as the lessee is present? Does the property owner have a say in this?

If you allow these exceptions, you have opened the door for unofficial "bed & breakfast" rentals with no oversight and no regard to the residents living in close proximity to such an arrangement.

I don't see how the City can regulate this - will the owner/lessee need a permit to "rent out rooms?" If so, is this another way for the City of make money?

How will the City monitor this? Are we now going to have to hire another entity to monitor the internet and social media for people offering to rent out their homes/rooms?

What about those of us who live on cul de sacs with very limited parking? Will we now need parking permits for our own streets to control the parking that will inevitably result?

We purchased our home because it is in a "residential" neighborhood and we know our neighbors and who does, and does not, live here. In all the years that I have lived in RPV (since 1979), there has only been one instance when a loud party caused the police to be called and that was on the street below. When someone rents out a room (or rooms) to strangers, it's like having a hotel/motel next door. And we didn't choose to buy a home to have it's value depreciate because of such an arrangement on our street. Undoubtedly, when you go to sell your home, this will be one more negative issue to disclose to any prospective buyers.

Since I am also sending this to our City Council, I am asking that the City Council please NOT approve the Planning Commission's recommendation. It will only benefit a few and make life miserable for anyone living next to one of these homes. The City should ban ALL short-term rentals.

Betty Riedman
3668 Cliffsite Drive, RPV
310-541-8470

Octavio Silva

From: Chris Huang <cgpharmd@cox.net>
Sent: Monday, September 05, 2016 11:24 PM
To: Ken Dyda; Brian Campbell; Susan Brooks; Jerry Duhovic; Anthony Misetich; CC
Cc: PC; Planning; Ara Mihranian; Octavio Silva
Subject: Short-Term Rental, Planning Case Number ZON2016-00188

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Dyda and City Council Members,

I am submitting this letter in response to the planning commission's recommendation to prohibit short-term rental with the exception of single-room or guest home rentals when an owner is present. I appreciate the time and attention that the City Council and the planning commission members afforded thus far, but strongly disagree with allowing the exception to the full prohibition of short-term rentals in the city.

I have been a resident of Rancho Palos Verdes for over 15 years. My family and I moved here because of its semi-rural, low density nature and away from the hustle and bustle of the greater Los Angeles. We chose to pay premium dollars for the serenity, safety and the feel of community. We have made many friends over the years in the city and found that most, if not all of us, are here for the same reasons. The top notch school district is an added value for those of us with children. I used to lived on a street in the City of Rancho Palos Verdes with an Airbnb across the street, 2 houses away, and have experienced the excessive number of people coming and going at all hours of the day and parking congestion. We chose to move because our sense of security was lost. I wondered who is moving in today, tomorrow, what about next week or next month? The unfamiliar persons and cars made neighborhood watch virtually impossible. We moved to another location within the city. Within months, I realized there is yet another Airbnb operator on the same street. This time, its' not so close, but the number of cars driving through our curvy, narrow, cul-de-sac street is alarming. This Airbnb operator is at the end of the cul-de-sac and at times, there are orange cones on the street for their own or "guests'" use and convenience.

In mid-August of this year, I started to notice more than usual activities next door. With the number of burglaries on the rise, our street neighborhood watch members are vigilant and watch out for each other. Due to the frequency and nature of the activities, I checked the Airbnb website and sure enough, the house is recently listed on Airbnb with 4 rooms for rent on the daily basis. The combined number of people that can sleep in these 4 rooms are 16. I anticipate that the activities will increase as the operator build a reputation with positive reviews on the website. I should note that the house was originally for sale, but somehow, it got turned into an Airbnb short-term rental. We now keep our bedroom windows closed because there are always strangers looking over our house and yard for the view and taking pictures. Even on hot days, we do not feel comfortable without the shades drawn with strange people and cars coming and going. It is even worst and unnerving when the dog barks when strangers are approaching or nearby. The transient nature of the short-term rental business has destroyed our sense of security and serenity again. This is not what we expect, nor bargain for, in the city of Rancho Palos Verdes in a residential, single family home neighborhood. The short-term rental is an illegally operated hotel business.

The exception of single-room or guest home rental when an owner is present is ripe for abuse and misuse. Below are some of the reasons why it is subject to abuse and misuse.

1. Single-room: Will this be a bedroom, living room or large play room or bonus room? An argument can be made to rent out a large bonus room that will sleep up to 8, 10 or 12 people in that single room.

2. Occupancy limit: What is the occupancy limit in the 'single-room'? Will high occupancy in the 'single-room' violate fire code? Does the fire department need to have a say in this matter? The new Airbnb house that just opened right next to my house described one of the 4 rooms for rent, the master bedroom, can sleep 6 people with 1 king bed and 2 air mattresses.
3. Traffic and parking congestions is directly associated with occupancy. The number of constant and ever changing "guests" disrupts the nature of our neighborhoods.
4. Owner presence: How does one proof the owner is present? Will an owner need to be onsite at all times? Can the owner step out when the "guests" are in the short-term rental?
5. Owner of the single family house: can a house with multiple owners rent out their share of the 'single-room' in the house? What about houses that are owned by corporations or trusts? Who are the owners and how many?
6. Enforcement difficulties: How will the city enforce the exception? I understand from the planning department that enforcement has its challenges, but it will be straight forward for the prohibition of short-term rental versus prohibition of short-term rental with exception with a list of conditions. I do not believe the enforcement staff have rights to go in to these hotel businesses to verify and enforce the exception conditions. Is the city prepared to hire additional staff to ensure the short-term rental business operators are following the exception regulations and codes? Is this a good and appropriate use of city fund so the short-term rental business operator can make money and not pay any additional taxes and shoulder the burden they created.
7. Many single rooms in the same house can be listed on various on-line platforms to work-around the exception. Alternatively, the description of the various single-rooms can be changed to make them appear that the short-term rental rooms are in different houses.
8. Advertisement of multiple rooms in the same house for rent by the business operator, but claim only one room is being rented at any one-time. How does one verified that only one room is being rented?

Ultimately, any short-term vacation rental is a business that makes money for the operators. In doing so, these businesses are changing the characteristic of our neighborhoods. The city of Rancho Palos Verdes mission statement for the city government says that the city is "...dedicated to providing its residents, business and visitor with exemplary municipal governance and services, while preserving our low-density, low tax and semi-rural character..."

Lastly, all the surrounding cities on the hill have banned short-term rentals. I think it's reasonable to anticipate an increase in the number of short-term rentals in our city if exception is allowed. Most of the other comparable beach cities, Redondo Beach, Hermosa Beach and Manhattan Beach have prohibited short-term rentals. A few had tried to have a compromised plan, but the reality was that compromise and/or exception created additional problems and thus the outright ban. I strongly urge our city to learn from the experience of others and implement the prohibition of short-term rental without exception.

Thank you for your service, time and attention.

Respectfully submitted,

Chris Huang
County Club area, RPV

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 12:13 PM
To: Octavio Silva
Subject: FW: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Diane Richman [mailto:dianejr@cox.net]
Sent: Monday, September 05, 2016 3:57 PM
To: PC <PC@rpvca.gov>
Subject: Short Term Rentals

Please ban short term rentals. We live next door to a house on Indian Peak Road that has short term rentals. Most of the time the home is empty and when it is rented, they are just transient dwellers who party and leave. The landscaping is not kept up as well as if there were people there all the time. For us, it is a safety issue. The man who lives on the other side of us travels a lot, leaving our home vulnerable to burglars, etc. This used to be a family neighborhood which is why we bought many years ago into this area. It is ridiculous to have these short term rentals bringing down our property values.

Sincerely,

Diane and Jerry Richman
(310-541-7703)

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 06, 2016 8:19 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban Short Term Rentals
Attachments: Ban Short Term Rentals.pdf

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: ggb1997@aol.com [mailto:ggb1997@aol.com]
Sent: Tuesday, September 06, 2016 8:17 AM
To: CC <CC@rpvca.gov>
Subject: Fwd: Ban Short Term Rentals

George Brandt
Palos Verdes Bowl
24600 Crenshaw Blvd.
Torrance, CA 90505
(310) 326-5120

-----Original Message-----
From: ggb1997 <ggb1997@aol.com>
To: CC <CC@rpvca.gov>
Sent: Mon, Sep 5, 2016 2:45 pm
Subject: Ban Short Term Rentals

Please see the attached letter supporting a full ban, without exceptions, on short term rentals in Rancho Palos Verdes.

Thank you,

George Brandt
Palos Verdes Bowl
24600 Crenshaw Blvd.
Torrance, CA 90505
(310) 326-5120

September 4, 2016

Rancho Palos Verdes City Council:

We live one house away from a residential house that is being advertised and used as a short term rental. This is a neighborhood that is attractive to us because it is quiet, safe, and has very little traffic flow.

It is unfathomable to us that our representatives would even consider allowing such a use! All of the cities around us have banned short term rentals and we urge you to follow suit. Would you seriously want such a rental in your neighborhood, next door to you? We don't think so unless you are in favor of lower property values, increased noise, decreased safety, and increased traffic from people you don't even know.

Although we are unable to attend the City Council meeting on September 20, 2016 we wish to voice our displeasure with the Council's current position and trust that the wellness of our neighborhood will hold preference over this obviously abusive use.

We want to go on record to ban short term rentals in Rancho Palos Verdes. Commercial use has no place in residential neighborhoods.

Thank you,

George & Diana Brandt
3716 Hightide Drive
Rancho Palos Verdes

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 06, 2016 8:10 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: "The Invasion Of Short Term Rentals"

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: George C [mailto:gcinfo@cox.net]
Sent: Monday, September 05, 2016 9:44 PM
To: CC <CC@rpvca.gov>
Subject: "The Invasion Of Short Term Rentals"

Dear Members of the City Council:

I cannot believe that the Planning Commission is considering a plan for BnB's in Rancho Palos Verdes. The only good the can come of this, is that BnB owners will make few bucks at the expense of their neighbors. The single family residential home owners of RPV. We don't need not knowing who our neighbors are week to week. We don't need additional traffic in our already crowded community. i live on a cul-de -sac street with 19 homes. There are 2 BnB's on our street. The road is narrow. With the additional cars parked on the street make it tough for any Emergency vehicle to negotiate. This is not a good idea. We can't allow commercial activity in a residential area. You might expect this in resort communities like Hermosa Beach, Redondo Beach or even Manhattan Beach. But guess what. They Banned It! Just as Palos Verdes Estates and Rolling Hills have. Now Rancho Palos Verdes is the target for these BnB landlords. We cannot let his happen. I trust you will do the right thing. Thank you!
George Cinfo
"a 30 year veteran of RPV"

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 06, 2016 1:01 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: Joe Watson [mailto:joe.carole@me.com]
Sent: Tuesday, September 06, 2016 11:08 AM
To: CC <CC@rpvca.gov>; PC@rpva.gov
Subject: Short Term Rentals

We fully support a full ban on short term rentals in RPV. Thank you in advance for giving it your attention.

Joe & Carole Watson
30636 Via La Cresta, RPV

Sent from my iPad

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 06, 2016 3:00 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban short term rentals RPV

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: narinder kapoor [mailto:simrankaro@hotmail.com]
Sent: Tuesday, September 06, 2016 2:58 PM
To: CC <CC@rpvca.gov>
Subject: Ban short term rentals RPV

Dear sir - I am writing to strongly urge you to completely ban short term rentals in RPV- we live on Avenida Altisima and there are 2 airbnbs and there is noticeable increased car activity, streams of strangers coming and going with no accountability- we do not feel safe with this going on and think it can only get worse. Also there seems to be no explanation of why it is even being allowed when it is not a permitted activity according to the rules so far. Please do not let our quiet city to become a getaway and thus a commercial enterprise- we did not choose this area for that reason. Thank you - Narinder and Amar

Sent from my iPhone

Octavio Silva

From: Valerie Grant <vgrantmd@gmail.com>
Sent: Tuesday, September 06, 2016 6:08 PM
To: Octavio Silva
Subject: Fwd: short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: **Valerie Grant** <vgrantmd@gmail.com>
Date: Tue, Sep 6, 2016 at 5:59 PM
Subject: short term rentals
To: cc@pvca.gov

September 6,2016

Dear Sirs,

I am a resident of Rancho Palos Verdes on Crest road since 2002. I am writing to express my opposition and concern regarding the short term rentals that are popping up in my otherwise quiet neighborhood. Currently the house next door has folks in it having parties often daily. There is increased noise heard from my back yard and multiple cars lining my street. Just last week an old van sat outside in front of my home for over 1 week without moving.

My children attended Palos Verdes High School and we could not even cut through the neighborhood in the car to drive them to school because the residents complained near the school and the city put up signs. So why would we consider allowing perfect strangers in high volumes on our streets and in our homes.

Please help us join Palos Verdes Estates and Rolling Hills Estates in completely banning short term rentals.

Thank you,

RPV resident

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 06, 2016 8:07 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Home and room rentals in Rancho Palos Verdes

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Carroll Gordon [mailto:carroll.gordon@toyota.com]
Sent: Tuesday, September 06, 2016 7:28 AM
To: CC <CC@rpvca.gov>
Cc: Robin Noah-Gordon <Robin_Noah-Gordon@Toyota.com>
Subject: Home and room rentals in Rancho Palos Verdes

Dear Sir or Madam,

My wife Robin and I own a home located at 5260 Elkmont Drive, RPV CA 90275. Regarding the pending decision on a ban on short term rentals we are concerned that if these rentals are allowed the chances are very strong that it will have a negative impact on the desirability of living in Rancho Palos Verdes and will naturally harm all home resale values. While we appreciate the incredible advancements of VRBO and many similar services please know that if someone cannot afford to make their home payments then possibly they should not be purchasing in that area. Just because a person can rent out rooms or their entire house doesn't mean it always should be allowed as there are negative impacts that must be considered and taken seriously. Also, we don't think it is appropriate to allow a hybrid compromise to allow one room rentals as it has the exact same impact on nearby home resale values.

Thank you for your support on this issue, we understand it is a difficult topic.

Carroll Gordon
Cell: 310-200-2705

Octavio Silva

From: Kit Fox
Sent: Wednesday, September 07, 2016 9:36 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Pat Zigrang <pattyperfect@jtzeng.com>
Sent: Wednesday, September 7, 2016 9:25:56 AM
To: CC
Subject: Short Term Rentals

As residents of RPV we strongly oppose short term rentals. Please vote to ban them in our city. Richard an Patricia Zigrang - 28430 Lomo Dr.

Octavio Silva

From: Kit Fox
Sent: Wednesday, September 07, 2016 4:35 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Please ban short-term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Nancy Bruce <njb1@cox.net>
Sent: Wednesday, September 7, 2016 4:24:35 PM
To: CC
Subject: Please ban short-term rentals

To RPV City Council and Planning Commission,

I am asking you to totally ban short term rentals in Rancho Palos Verdes. With the recent rash of burglaries and crime in our community it is hard to keep an out out for suspicious persons or activities. Short-term rentals bring in unknown types of people. If one has a home in a nice neighborhood you do not expect to be living next to a hotel. It certainly would bring down the value of your property, not to mention more traffic and parking congestion. I have no idea where this idea started, but I don't think this kind of thing belongs in a residential community.

Please vote for a ban on the short-term rentals.

Thank you,
Nancy Bruce
Rue de la Pierre
Rancho P.V.

Octavio Silva

From: Ara Mihranian
Sent: Wednesday, September 07, 2016 11:26 AM
To: Octavio Silva
Subject: FW: Please ban short term rentals.

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

☒ Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

-----Original Message-----

From: Donna McLaughlin [mailto:ddmclaughlin@cox.net]
Sent: Wednesday, September 07, 2016 10:54 AM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Subject: Please ban short term rentals.

Dear City Members/Staff

Please ban short term rentals. With the increase in crime in our city we need to take measures to prevent further criminal activity that may result from these short term rentals. We are encouraged to report suspicious people and with short term rentals there are people coming and going and its difficult to know who these people are. We are setting ourselves up for possibly more crime by having short term rentals in our city.

Thank you

Donna and Dennis McLaughlin
RPV

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 8:38 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: NO on short term renters rpv

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit

Sent using OWA for iPad

From: Michael Friedman <mfriedman@me.com>
Sent: Thursday, September 8, 2016 8:27:37 PM
To: CC
Cc: Michael Friedman
Subject: NO on short term renters rpv

Dear Council: As a long time resident of RPV I would hate to see short term rentals in our neighborhood. We have enough trouble with property crime and other criminal activity. I would like to know who is walking on the sidewalk or street and would not like to have strange out of state or out of area cars parking in front of my house or blocking the driveway. Please do not approve this measure. I do understand the economics of the issue but think it would be unwise to accept and endorse the concept here. Thanks . Michael L. Friedman, MD. 29126 Warnick Road, RPV.

Octavio Silva

From: Gabriella Yap
Sent: Thursday, September 08, 2016 6:52 PM
To: Octavio Silva; Ara Mihranian
Cc: Kit Fox
Subject: FW: Ban Short-Term Rentals

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: glenn spargo [mailto:spargo@cox.net]
Sent: Thursday, September 08, 2016 6:49 PM
To: james young <jyoungortho@gmail.com>
Cc: CC <CC@rpvca.gov>; mikehgalaxy@gmail.com
Subject: Re: Ban Short-Term Rentals

Great job Jim.
Thanks for helping out. It's for all of us.

Glenn

> On Sep 8, 2016, at 4:27 PM, James Young <jyoungortho@gmail.com> wrote:

>

> Rancho Palos Verdes City Council Members,

>

> I am writing you to express my strong support for the banning of short-term rentals in our city. I am appealing to you to vote for the permanent banning of such unsavory activities in our community.

>

> Rancho Palos Verdes is known for its excellent schools and its safe environment. The recent increase in burglary incidents and residential break-ins have cast a pall to the tranquility we residents have cherished.

>

> Allowing homeowners to rent out their rooms to short-term dwellers will definitely put an extra burden on Neighborhood Watch captains in ensuring the safety of our neighborhoods. How do we keep out strangers or report suspicious activities if we don't know who lives in a certain house?

>

> Our neighboring communities and their council members have seen the wisdom of banning short-term rentals. Hence, the residents of Rolling Hills, Rolling Hills Estates and Palos Verdes Estates are protected from owners who want to commercialize their assets at their neighbors' expense

>

> For the sake of our residents and for the future of our city, I beseech you to vote for the permanent banning of short-term rentals.

>

> Thanks.

>

> Dr. James Young

>

> Sent from my iPad

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 5:05 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: John Kolin [mailto:rosiejpk@msn.com]
Sent: Thursday, September 08, 2016 4:26 PM
To: CC <CC@rpvca.gov>
Subject: Short term rentals

I am against allowing short term rentals on the Peninsula.
Thank you,
John Kolin
30750 Cartier drive
RPV, ca 90275

Sent from my iPad

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 5:05 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban Short-Term Rentals

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: Virginia Young [mailto:v3888@aol.com]
Sent: Thursday, September 08, 2016 3:57 PM
To: CC <CC@rpvca.gov>
Cc: mikel
Subject: Ban Short-Term Rentals

To Rancho Palos Verdes City Council Members,

This is to express my strong support for the permanent banning of short-term rentals in Rancho Palos Verdes.

As someone who has lived in this community for over thirty years, I find it appalling that short-term rentals are allowed to exist in this city. Given the challenging safety issues we are facing with intruders, allowing commercial interests to operate in our midst is like adding fuel to the fire.

In addition, there is the lack of accountability on the part of renters, additional waste and usage of our streets and services, which will contribute to the decline in our property values.

Let us follow our neighboring cities in banning the rentals of single rooms or homes. Rancho Palos Verdes deserves to remain a quiet and safe bedroom community.

Thanks.

Virginia Young

Sent from my iPad

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 5:04 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: UPCOMING CITY COUNCIL MEETING ON SHORT TERM RENTALS

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: julian [mailto:julianpfoley@msn.com]
Sent: Thursday, September 08, 2016 3:43 PM
To: CC <CC@rpvca.gov>
Cc: Gail Lorenzen <rpvnw@ix.netcom.com>
Subject: Fw: UPCOMING CITY COUNCIL MEETING ON SHORT TERM RENTALS

Re. getting around the system: Did the City ever enforce the issuing of permits? I think short term rentals should be banned regardless whether it is enforced, especially since the other cities listed have all banned it.

Julian Foley
RPV

----- Original Message -----

From: [Gail Lorenzen](#)
To: [AAA Address](#)
Sent: Thursday, September 8, 2016 11:25 AM
Subject: UPCOMING CITY COUNCIL MEETING ON SHORT TERM RENTALS

This is going to all Block Captains in the City. Please network to all residents.

Many residents have called Neighborhood Watch with questions and concerns about short-term rentals in RPV. The following is a notice of an upcoming meeting with the City Council regarding that issue. Background: The RPV Planning Commission recently approved in a 4-2 vote to allow homeowners to rent one room or a guest house as long as they live on site, However, the City Council has the final say on the proposal. The neighboring cities of Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach have all banned short-term vacation rentals without exceptions. If you have concerns, one way or the other, this is your chance to make your views known. One concern many residents have, besides the interruption to their neighborhoods, is enforcement of such a policy. Numerous articles about other cities such as Santa Monica and Brentwood have exposed the difficulty of enforcing such a policy. Enforcement exposes a big challenge regardless of a partial or outright ban. Besides the manpower of enforcing the law, there are always ways that residents **will find to go around the system.**

=====
Date: Tuesday, September 20, 2016, at 7:00 P.M.

Location: Community Room at Hesse Park, located at 29301 Hawthorne Blvd, RPV

Purpose of Meeting: Continue evaluation of possibility of banning short-term vacation rentals in RPV. The City Council will meet to review the recommendation of the Planning Commission concerning short-term vacation rentals. The City Council may give direction on the language of the final ordinance at this meeting.

All residents are urged to show up and express their opinions on this matter. Any residents that cannot attend are encouraged to mail the City Council and Planning Department of their opinions. Please send your e-mail on or before Monday, Sept. 12, to make sure they will be included in the staff report to City Council.

RPV City Council: CC@rpvca.gov - (310) 377-0360

RPV Planning Commission : PC@rpvca.gov - (310) 544-5228

For more information on this matter, please refer to the following Peninsula News article or contact the RPV Planning Department:

http://www.pvnews.com/news/rpv-planning-commission-votes-to-allow-limited-short-term-residential/article_3d5b1f04-6a56-11e6-86b0-fbf56c78f746.html

Gail Lorenzen

RPV Neighborhood Watch

Octavio Silva

From: Ara Mihranian
Sent: Thursday, September 08, 2016 4:19 PM
To: Octavio Silva
Subject: FW: Short term vacation rentals

Follow Up Flag: Follow up
Flag Status: Completed

Ara Michael Mihranian
Community Development Director

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

☑ Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

-----Original Message-----

From: Karl Dullack [mailto:dulacado@gmail.com]
Sent: Thursday, September 08, 2016 4:09 PM
To: PC <PC@rpvca.gov>
Subject: Short term vacation rentals

We understand that the city of Rancho Palos Verdes es considering the issue of short term vacation rentals. We would like to express our opinion that it should NOT BE ALLOWED because it will disrupt our neighbor community with more traffic and strangers that are not concerned with the community. We also feel that Neighborhood Watch will not be able to be as effective as it has been. It would be hard to watch who is coming and going in the area. It would also be difficult for any neighbor to determine if it is a renter or an intruder that is coming into a house.

Please consider our opinion in the upcoming meeting.

Sincerely,

Octavio Silva

From: Gabriella Yap
Sent: Thursday, September 08, 2016 3:09 PM
To: Octavio Silva; Ara Mihranian
Cc: Kit Fox
Subject: FW: Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

From: junewhitmore [mailto:junemose@cox.net]
Sent: Thursday, September 08, 2016 3:08 PM
To: CC <CC@rpvca.gov>
Subject: Short Term Rentals

RHE, PVE, RH, Redondo Beach, Hermosa Beach and Manhattan Beach have all banned short term rentals. Why is it not banned in Rancho Palos Verdes?

PLEASE BAN SHORT TERM RENTALS IMMEDIATLY IN RPV

Thank you in anticipation of a favorable decision.

June and Fred Whitmore

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 3:07 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short-term vacation rentals in RPV

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit

Sent using OWA for iPhone

From: Amy Rumsey <amyrumsey@cox.net>
Sent: Thursday, September 8, 2016 3:03:08 PM
To: CC; 'mailto:PC@rpvca.gov'
Subject: Short-term vacation rentals in RPV

Dear City Council and Planning Commission members,

This email is to express our strong opposition to an ordinance allowing short-term rentals in RPV(with or without owners on site), which is so obviously a bad idea for many reasons, including:

- The “owner-on-site” requirement is difficult to regulate and enforce. Do you call the police or the City of RPV when violations occur? What is the penalty for a violation?
- Animosity will undoubtedly take place amongst neighbors. We live in a peaceful, high-end community. Let's keep it that way!
- The profit for a few should not alter the private enjoyment of the sanctity and peaceful enjoyment of the place we call “home”
- There are many large, beautiful homes, a great number of them with spectacular views, that would be perfect for holding large parties while they are being rented “short-term”. This is already happening in many communities, and RPV will not be an exception. Renters have no reason to have respect for our communities.
- Why do we need unregulated mini-hotels in residential neighborhoods? Those interested in staying in RPV should make use of the existing tax-generating hotels that are available.
- It diminishes property values
- There is ambiguity about applying safety and health regulations. Short-term rentals are a business.
- Noise, parking problems, strangers coming and going – adding to our escalating problem with crimes committed in our neighborhoods.

Please realize that there are many good reasons to say no to short-term rentals, and saying yes benefits only a very small segment of the community at the expense of others. Do some research and ask yourselves if you hear of any communities similar to our saying that they love short-term rentals.

Please vote no on short-term rentals in RPV.

Respectfully,

Patrick and Amy Rumsey
RPV Residents

Octavio Silva

From: Ara Mihranian
Sent: Thursday, September 08, 2016 2:59 PM
To: Octavio Silva
Subject: FW: short term rental in RPV

Follow Up Flag: Follow up
Flag Status: Completed

Ara Michael Mihranian
Community Development Director

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

-----Original Message-----

From: Judy Platus [mailto:jdplatus@cox.net]
Sent: Thursday, September 08, 2016 2:16 PM
To: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>
Subject: short term rental in RPV

I am opposed to allowing ANY short term rentals in RPV. It can ruin relationships with neighbors, lessen property values in the neighborhood, cause problems for the landlord and bring unwanted traffic into our wonderful surroundings. Let's maintain the fine values we enjoy and not fall into the pit some other cities are struggling with now.

Judy Platus
RPV resident
Thanks.

Octavio Silva

From: Gabriella Yap
Sent: Thursday, September 08, 2016 2:42 PM
To: Ara Mihranian; Octavio Silva
Cc: Kit Fox
Subject: FW: Support for Complete Ban on Short Term Rentals.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Marshall Langberg [mailto:friedegg1944@gmail.com]
Sent: Thursday, September 08, 2016 12:09 PM
To: CC <CC@rpvca.gov>
Subject: Support for Complete Ban on Short Term Rentals.

Having lived in Manhattan Beach prior to the city's prohibition on short term rentals, I have witnessed the disruptive impact on the residents of a normally quiet neighborhood street.

Loud music, late night slamming of car doors, noisy early morning street conversations, and haphazard street parking with cars intruding into driveways were some of the unfortunate consequences of short term rentals. Furthermore, these activities were not limited to weekends, they could occur on any day at any time.

To avoid this kind of behavior in Rancho Palos Verdes, I urge your support for a ban on short term rentals.

Thank you for your consideration.

Marshall Langberg
30009 Avenida Elegante

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 1:01 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: Anke Raue [mailto:ankeraue@verizon.net]
Sent: Thursday, September 08, 2016 12:29 PM
To: CC <CC@rpvca.gov>
Subject: short term rentals

Please register our opposition to short term rentals!

Jorg and Anke Raue
28813 Rothrock Dr.
R.P.V, Ca 90275
310-377-2599

Octavio Silva

From: homecoding@gmail.com on behalf of Madeleine Mc Jones
<madeleine@homecoding.com>
Sent: Friday, September 09, 2016 3:41 PM
To: Octavio Silva; CC
Subject: Short-Term Residential Rentals but Not in Gated Communities

Short-Term Residential Rentals but **Not in Gated Communities**

I strongly feel that a person who purchased a home in a private gated community and pays association fees for roads and insurance liability should not have the burden of liability for guest or the intrusions of paying house guests using their paid community resources and changing the privacy expectations of the neighborhood they purchased in.

This fundamentally changes the community, the homeowner purchased into. The expectation was gated and private community and not liability or access to renters. If a person wants to make money then it should not be in a gated community with association dues, and private roads the need maintained by the association money.

Perhaps they should have to pay the association or city tax just like other rentals, this would be a renters tax, most likely this is has been considered already.

In any case please consider not allowing this sort of rentals in Gated Communities in RPV.

Madeleine McJones

3 Tangerine Road RPV CA 90275

Octavio Silva

From: Kit Fox
Sent: Friday, September 09, 2016 1:15 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Please Ban Short Term Rentals in RPV

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Cathy Kendall <CLKJK-53-2-5@cox.net>
Sent: Friday, September 9, 2016 11:56:25 AM
To: CC
Subject: Please Ban Short Term Rentals in RPV

Octavio Silva

From: Ara Mihranian
Sent: Friday, September 09, 2016 3:21 PM
To: Octavio Silva
Subject: FW: Short-term rentals in Rancho Palos Verdes

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Robert Miller, M.D., Inc. [<mailto:rpvmiller@mac.com>]
Sent: Friday, September 09, 2016 3:00 PM
To: CC <CC@rpvca.gov>
Cc: PC <PC@rpvca.gov>
Subject: Short-term rentals in Rancho Palos Verdes

To Whom It May Concern:

We are writing to express, respectfully, but in the strongest terms, our desire for the Rancho Palos Verdes Planning Commission to reverse its decision to allow short term housing rentals of any type. We further ask that the RPV City Council members ban short term rentals without exceptions. Our deep concerns include the following:

1) This is a residential city with a traditionally low crime rate. We have recently been experiencing a remarkable increase in crime. The influx and turn-over of a short-term rental population will undoubtedly lead to an increase in crime, not to mention increases in noise, litter, and the other negative effects resulting from a transient population which is not invested, financially or emotionally, in the quality of life of the tax-payers of this city. The decline in property values resulting from the above issues is of deepest concern to those of us who have invested time and money in maintaining the quality of life of the residents of Rancho Palos Verdes. The “broken window” theory of law enforcement, so beautifully demonstrated in New York City, does not have to be re-tested in our small city. Indeed, a transient rental population can only lead to the first cracks in our window.

2) The RPV City Council members, as well as the RPV Planning Commission members, should look to our neighboring communities of Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach. Every one of these cities have banned short-term vacation rentals *without exceptions*. Clearly, they have seen and understood the many problems resulting from a short-term rental population negatively impacting cities like Brentwood and Santa Monica. For a glimpse of what a transient population would bring to our city, one need look no further than the disgraceful situation seen at our own Del Cerro Park! Furthermore, given the ban on the short-term rentals enacted by our neighboring cities, Rancho Palos Verdes would, by default, become the short-term rental destination for the entire South Bay area, thus magnifying all of the negatives mentioned earlier.

3) Suggesting that the residents of RPV believe that the law, permitting short-term rentals *only if the homeowner lives on site*, can actually be enforced is disingenuous, if not cynically patronizing. Moreover, we tax-paying residents have worked long and hard, encouraged by local law enforcement, to establish effective neighborhood watch organizations. The ever-changing population of short-term renters would create insurmountable difficulties in maintaining the effectiveness of the work of the dedicated members of these neighborhood watch organizations.

In conclusion, as residents of Rancho Palos Verdes for over 30 years, we respectfully ask the members of the RPV City Council and the RPV Planning Committee to categorically ban all short-term rentals, with no exceptions, in the city of Rancho Palos Verdes. We thank you for taking the time to read, and to consider seriously, our concerns.

Very Sincerely,

Robert M. Miller, M.D.
Susan M. Miller

32050 Pacifica Drive
Rancho Palos Verdes, CA 90275

Octavio Silva

From: Ara Mihranian
Sent: Friday, September 09, 2016 3:21 PM
To: Octavio Silva
Subject: FW: Supporting a Total Ban on Short Term Rentals

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Robert Frinier [mailto:robert@frinier.net]
Sent: Friday, September 09, 2016 3:18 PM
To: PC <PC@rpvca.gov>
Subject: FW: Supporting a Total Ban on Short Term Rentals

September 9, 2016

To Our Planning Commission Members and City Council

I strongly support the total ban on short term rentals in Rancho Palos Verdes and request that the Planning Commission and City Council does also.

We have had experienced increased traffic , party buses on weekends bringing large groups to rental homes with ensuing noise and disruption, as well as strangers walking up the neighborhood and canyons behind our homes. These individuals seem to disregard the normal neighborhood etiquette of permanent residents.

Particularly considering that surrounding cities, have implemented a total ban on home rentals of less than 30 days / short term rentals, I am concerned about dropping property values if RPV continues to allow loopholes in the current regulations. Based on the short term / Airbnb / other rentals in our area, the issues associated with weekend, week or so and rentals without the owner actually living in the home, it is obvious that a partial ban has proven to be unworkable.

I encourage you to consider the detrimental effects to our residential neighborhoods and institute a total ban on short term rentals

Respectfully,

Robert Frinier

- A 24 year resident on Crest Road

- robert@frinier.net

Octavio Silva

From: Kit Fox
Sent: Friday, September 09, 2016 2:35 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Support for ban on short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Judy Frinier <judy@frinier.net>
Sent: Friday, September 9, 2016 2:28:22 PM
To: CC
Subject: Support for ban on short term rentals

To Our City Council Members,

I fully support the full ban on short term rentals in Rancho Palos Verdes. We have had increased traffic, a party bus, and strangers walking up the canyon behind our homes.

A partial ban has proven to be unworkable. I hope you will consider the detrimental effects to our residential neighborhoods.

Respectfully,
Judith Frinier, 24 year resident
Crest Road
judy@frinier.net

Octavio Silva

From: Ara Mihranian
Sent: Friday, September 09, 2016 11:07 AM
To: Octavio Silva
Subject: FW: Ban on Short Term Rentals in RPV

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: James Huang [mailto:jhuang711@gmail.com]
Sent: Friday, September 09, 2016 9:57 AM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Subject: Ban on Short Term Rentals in RPV

Dear City Council and Planning Commission,

I'm a homeowner in RPV and I am strongly for the ban on short term rentals. Short term rentals create a nuisance in my neighborhood with the introductions of strangers coming and going in neighboring homes. I looked into the Airbnb's website and the vetting process is very ineffective. I was easily able to create an account for my dog, Molly. I could have easily made a booking using a fraudulent credit card. Airbnb has an

Instant Booking option that allows booking a place instantly without the owner's approval. There is no vetting process.

Currently Airbnb is involved with a discrimination action where the owners are unfairly discriminating against certain races of people trying to rent. Airbnb's response is that they will "accelerate the use of instant bookings". This increase use of the instant bookings complete eliminates the vetting process that owner's have in selecting their tenants.

The complete quote of that paragraph is included here:

"On Thursday, Airbnb took its most forceful actions yet to combat discrimination. It told its rental hosts that they needed to agree to a "community commitment" starting on Nov. 1 and that they must hew to a new nondiscrimination policy. The company also said that it would try to reduce the prominence of user photographs, which indicate race and gender, *and that it would accelerate the use of instant bookings, which lets renters book places immediately without host approval.*"

Link to Article:

<http://www.nytimes.com/2016/09/09/technology/airbnb-anti-discrimination-rules.html? r=0>

Please consider the negative impact allowing Airbnb's would have on our lovely community.

Sincerely,
James Huang
26870 Basswood Ave, RPV.

Octavio Silva

From: Ara Mihranian
Sent: Friday, September 09, 2016 9:54 AM
To: Octavio Silva
Subject: FW: Regarding short time rental

Follow Up Flag: Follow up
Flag Status: Completed

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: pyyoko@cox.net [mailto:pyyoko@cox.net]
Sent: Thursday, September 08, 2016 8:10 PM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Subject: Regarding short time rental

Hello

I can not attend the meeting on Tuesday September 20.

I support a ban for short time rental in Rancho Palos Verdes.

Best regards
Yoko Myhre

Octavio Silva

From: Ara Mihranian
Sent: Friday, September 09, 2016 9:54 AM
To: Octavio Silva
Subject: FW: Please ban short-term rentals in RPV

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Gilda Sebenick [mailto:gilda@dgcc.com]
Sent: Friday, September 09, 2016 9:21 AM
To: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>
Subject: Please ban short-term rentals in RPV

Dear City Council and Planning Commission members,

As an RPV resident and a parent, I do not want to allow any short term rentals in RPV. Our community is known for being a family-focused area with an excellent school district. Short-term rentals are for touristy areas used to a transient population, not RPV. Even adding a requirement that the homeowner live on site is not enough, because it puts the onus on the neighbors to keep tabs on the homeowner.

We are already being asked to be more watchful of strange cars/people in our area due to an uptick in property crimes. Adding short-term rentals will only increase this need for vigilance. The benefit of short-term rentals is mainly for the homeowner. The cost, however, applies to all of us. The benefits do not outweigh the costs. Please do not allow any short-term rentals.

Thank You,

Gilda Sebenick

Octavio Silva

From: Kit Fox
Sent: Friday, September 09, 2016 8:55 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: short term rentals

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit

Sent using OWA for iPad

From: Dipak Ranparia <Dipak.Ranparia@rmslifeline.com>
Sent: Friday, September 9, 2016 7:58:00 AM
To: CC
Subject: short term rentals

Dear sirs,

I brought my family to RPV four years ago for the peaceful neighborhood that we fell in love with. I would be against the constant stream of new people and cars coming in and out of my neighborhood. I am for a full ban on short term rentals in RPV, which would make our community on par with all other surrounding cities that already ban short term rentals.

With great importance,

Dipak Ranparia, MD

Chief of Interventional Radiology
Los Angeles Vascular Center
Office: 310-674-9300
Cell: 310-701-5505
E-fax: 888-244-9117

CONFIDENTIALITY NOTICE: THIS MESSAGE IS CONFIDENTIAL, INTENDED FOR THE NAMED RECIPIENT(S) AND MAY CONTAIN INFORMATION THAT IS (I) PROPRIETARY TO THE SENDER, AND/OR, (II) PRIVILEGED, CONFIDENTIAL, AND/OR OTHERWISE EXEMPT FROM DISCLOSURE UNDER APPLICABLE STATE AND FEDERAL LAW, INCLUDING, BUT NOT LIMITED TO, PRIVACY STANDARDS IMPOSED PURSUANT TO THE FEDERAL HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT OF 1996 ("HIPAA"). IF YOU ARE NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR

COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE (I) NOTIFY US IMMEDIATELY BY REPLY E-MAIL OR BY TELEPHONE AT (855.472.9822), (II) REMOVE IT FROM YOUR SYSTEM, AND (III) DESTROY THE ORIGINAL TRANSMISSION AND ITS ATTACHMENTS WITHOUT READING OR SAVING THEM. THANK YOU.

SEP 09 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

September 10, 2016

Dear Ara Mihranian, RPV Director Community Development

PLEASE PROTECT OUR CITY AND OUR HOUSE VALUES!

We have a beautiful city that we have all tried to make the pride of America and it is.

We have a very global population with personal visitors to our homes from all over the world.

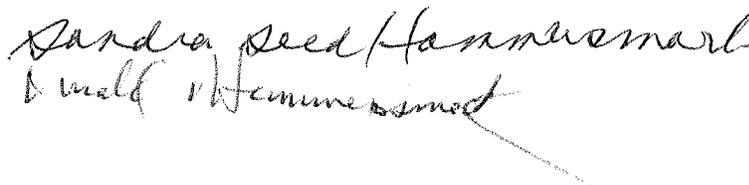
ALL of us have strived, saved and labored for many years to be able to afford to live here.

Our city and our home should never be a commercial hotel, motel, residence or boarding house. Not even in a short term arrangement.

Please support a LONG TERM PROHIBITION ON ALL SHORT AND LONG-TERM RENTALS other than yearlong lease rentals.

Do not allow AirBnB and other commercial operations to hijack you and your Department staff's thinking for the profit of their pocket book\$\$\$\$!

Sincerely,



Residents

Sandra Seed Hammersmark and Donald Hammersmark
30097 Avenida Classica
RPV, CA 90275

Octavio Silva

From: Kit Fox
Sent: Friday, September 09, 2016 6:14 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Full Ban on Short Term Vacation Rental

FYI

Kit

Sent using OWA for iPhone

From: Guri Otterlei <guri.otterlei@cox.net>
Sent: Friday, September 9, 2016 5:23:46 PM
To: CC; PC
Subject: Full Ban on Short Term Vacation Rental

To The RPV City Council and Planning Commission:

It was disappointing that the city decided in their 8/23 meeting to consider permitting sort-term vacation rentals in RPV. The decision was a big “win” for those running these businesses from their homes and troubling for everyone else. If our city makes this decision final, it would be the only one in the surrounding area to allow such rental. This would benefit investors and a few residents - ie. those who recently discovered they could make easy profit by simply renting out their house. However, this rental activity comes at the expense of everyone else who moved here with the purpose to live in their houses and be part of their neighborhoods and schools.

The “partial” ban solution that the city is considering will NOT work (eg. naive to think the city can enforce that owner must be “there”, see item 2 below and other loopholes). Instead, this rental activity will continue to grow and become an even bigger nuisance and problem as investors realize the potential here. Is that what the city wants?

We, like many RPV residents, moved here with our young son to be part of a small, safer community (where we know who our neighbors are), and to attend the great schools. Of the approx. 90 houses in my neighborhood, we already have at least 4-5 short-term rentals and a party-house. It brings strangers into our gated community that no one knows, traffic, trash, delivery trucks, etc.. Unfortunately, despite the nuisance, most residents here don't take time to complain to the city, express their opinions online, or attend the recent city meetings. It doesn't mean they don't care, but they may have neither time - nor the same desperate motivation - as someone who has made this activity their source of income.

Let our residential neighborhoods and zoning areas stay just that; residential. No vacation rental, being advertised commercially online, belongs in residential neighborhoods. No one has a right to do whatever they want with a residential property just because they own it, and the city should not help support it. Instead, our city should enforce laws that support what was intended here in Rpv, ie a place for families to live. It was not intended as a place to rent and vacation and it's not what residents wants.

Please take these concerns – and all concerns listed below – into consideration when you make this important decision. Please vote for a full ban without exception!

Thank you,
Guri Otterlei
(RPV resident since 2010)

Considerations to support full ban on short-term vacation rentals in RPV:

1. The issue has moved beyond the party houses. We can all agree that nobody likes the party houses and want to stop that practice. One of the main issue now is that by allowing the short-term rentals with the restrictions, we still have the transient nature of the short-term rentals. Specifically, we still have a stream of strangers coming into our quiet, residential neighborhood on a daily basis. The home that I bought in a single family residential home is no longer so. I am living next door to a hotel. In the afternoon at check-in time, invariably, I will see different cars and different people on a almost daily basis.
2. The restrictions are not enforceable. The code enforcement officer will not be able to catch the owners "not being" at home. They are trying to prove a negative. Also, what happens if the house is owned by a trust? Or a corporation? The code enforcement officer will not be able to track how many rooms an operator is actually renting out. The operator can split the rooms in the house into seperate listings on different websites. Also, if caught renting out more than one room, the operator can say he was only renting out 1 room on a short-term basis, and the other rooms are being rent on a long-term basis. But the code enforcement officer cannot even get that far into the matter unless they raid the house, and we all know that they will not have authority to enter a private home. Short-term rentals are currently not legal in Rancho Palos Verdes. Allowing it with regulations will create loopholes for operators to rent out their homes with impunity.
3. All of the neighboring cities around us have banned short-term rentals with no exceptions. Short-term rentals are not allowed in Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach. If RPV allows short-term rentals, we will be swamped with even more short-term rentals in this City. As it is now, new rentals keep popping up in the City. Within 1 mile of my home, we have approximately 15 homes for rent on a short-term basis. The problem will get worse, much worse.
4. The restrictions may not even stop the party houses. There is nothing stopping a renter from using the public rooms in the house even if they are only renting one bedrom. With the owners consent, the short-term renter can still have parties in the house, and it will still be perfectly legal.
5. Rancho Palos Verdes is a bedroom community, and a very expensive one at that. We can all live in other cities, but we choose to live here even because of the community, peace, and serenity. We all bought our houses knowing it is located in a residential area, but allowing short-term rentals effectively rezones residential zones to commercial zones. The short-term rentals lower property value. When it comes time to sell your home, you need to disclose to the buyer if there is a short-term rental next door to you; otherwise, you may be sued. What buyer would choose to spend over \$1.0 million for a house next to a hotel? If I had known my neighbor was operating a short-term rental, I would not have bought my house. I am speaking from my more than 25 years of experience as a real estate broker. Basically, the operators of short-term rentals are profiting at the expense of their neighbors.
6. If you think this matter does not affect you because you have no short-term rentals close to you, you very well may have one in the future. The proposal before the City Council to completely ban the short-term rentals now is our best shot. If it does not pass, then all residents may have a short-term rental next door to them when their neighbor sells the house or moves out. Many overseas investors are buying up homes in nice areas such as Rancho Palos Verdes, and there are people who can be hired to manage short-term rentals for absentee owners.

Octavio Silva

From: Gabriella Yap
Sent: Saturday, September 10, 2016 7:08 PM
To: Octavio Silva; Ara Mihranian
Cc: Kit Fox
Subject: Fwd: Support for a total ban on short term rentals

Sent from my Samsung device

----- Original message -----

From: Joyce Nitz <joyceanitz@yahoo.com>
Date: 9/10/2016 3:27 PM (GMT-08:00)
To: CC <CC@rpvca.gov>, PC <PC@rpvca.gov>
Subject: Fwd: Support for a total ban on short term rentals

Sent from my iPhone

Begin forwarded message:

From: Joyce Nitz <joyceanitz@yahoo.com>
Date: September 10, 2016 at 2:29:47 PM PDT
To: ken.dyda@rpvca.gov, jerry.duhovic@rpvca.gov, anthony.misetich@rpvca.gov,
brian.campbell@rpvca.gov, susan.brooks@rpvca.gov
Subject: **Support for a total ban on short term rentals**

I understand that the city council is considering whether or not to allow short-term rentals in Rancho Palos Verdes; and that the RPV Planning Commission voted 4-2 for a ban of short term rentals with the exception of allowing the owners living at the property to rent out a room or a guest house.

I am in favor of a ban on all short term rentals, WITH NO EXCEPTIONS.

I believe that a total ban on short term rentals is necessary for the following reasons:

- Short-term rentals are a commercial activity that should not be allowed in residential areas.
- Short-term rentals will render neighborhood watch and Megan's Law useless because there will be a steady flow of strangers into our

community and we will no longer know our neighbors or know who is staying in our community.

- Short-term rentals have the potential to reduce our property values.
- Short-term rentals are and will continue to cause excess parties, trash, noise, congestion, and traffic.
- All of the neighboring communities (Rolling Hills, Rolling Hills Estates, Palos Verdes Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach) have banned short-term rentals.

Hopefully the City Council will see fit to ban ALL short term rentals in RPV.

Thank you,

Joyce Nitz
7071 Crest Road
Rancho Palos Verdes, CA

Sent from my iPhone

Octavio Silva

From: Kit Fox
Sent: Saturday, September 10, 2016 8:39 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: short term vacation rentals in RPV

FYI

Kit

Sent using OWA for iPhone

From: ehunter2@aol.com <ehunter2@aol.com>
Sent: Saturday, September 10, 2016 12:07:38 PM
To: CC; PC
Subject: short term vacation rentals in RPV

Dear City Council and RPV Planning Commission:

We on Martingale Drive are seeing the results of what can go wrong with having no ban on short term rentals on our own street. We are paying over a million dollars for our homes and high taxes, but one house on our street has been allowed to turn into a dump for transients that reduces the value of our homes. We have no idea who lives there, since the "clientele" changes so often. Right now, there are 6 cars parked in the driveway and on both sides of the street. We are zoned R1 and that, with exception, means single family residence. There is a zoning regulation to enforce this, if the city chooses to. I want to know who my neighbors are, who is living in the houses my grandkids are exposed to when playing outside. It's bad enough to have drug users in the neighborhood, but now we have had drug dealing and prostitution as well, and law enforcement says they can do nothing because a person can "sleep" with whoever they want in their own house. Are we crazy by not punishing drug dealing anymore? The city's excuse for not wanting a ban on short term rentals is they can't enforce it? I don't believe that.

Without a ban there is no legal recourse. The city can choose to enforce a ban or not. That's not the issue. Without the ban when we need to enforce it, we're screwed. We don't need short term rentals, we have Terranea. I have no problem with someone renting a room or a guest house to a long term tenant who becomes part of our neighborhood and acts responsibly, but unsupervised vacation rentals are unwanted, unnecessary, and potentially dangerous to our kids and our community.

I know this is getting quite long, but I just want to show the good side of plans like "air B&B " aren't much better. My very responsible out of town extended family members recently rented a gorgeous house for \$7000 for a birthday party week in Mission Viejo where they packed the house with 17 people ...kids, grandkids, aunts, uncles, grand parents, etc. Then, they invited another 30 people over for an after party. The actual party was held at a large facility with over 100 people attending. There were kids all over the house, screaming kids in the pool, screaming adults in the pool with them, food, drinking, music playing outside, and cars all over the street. Every parking place at the curb where residents needed to park were taken by our group at the house. We didn't leave trash around, we didn't destroy anything, those who weren't staying there went home around 11PM, but the 17 still stayed and occupied the house with their 5 or 6 rental cars parked on the street. Now, nobody was drunk, nobody vandalized anything, nobody was fighting, we didn't act rude, crude or socially unacceptable, but we were a neighborhood nuisance for a week with the noise, cars, and large number of us at the house. I wouldn't have wanted us next door to me for a week.

Without a ban there is nothing we can do when things get out of control. We need a ban for the exceptions that go bad, or we run the risk of losing our safe neighborhoods. Please don't compromise RPV because you don't want the hassle of enforcing a ban when it's needed. If the other three cities on this peninsula and the beach cities think a ban on short term vacation rentals is necessary, what makes RPV think it is not? Please pass an ordinance banning short term vacation rentals in our city. Keep RPV safe for its residents. You still will have the option when and where to enforce it.

Please respond to this email with a notice that it has been received by Monday, Sept. 12.

Thank you.

Sincerely,
Evelyn Hunter
18 Martingale Dr.

Octavio Silva

From: Kit Fox
Sent: Saturday, September 10, 2016 8:36 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Do not allow short term rent!

FYI

Kit

Sent using OWA for iPhone

From: John Zhu <yuz12703@gmail.com>
Sent: Saturday, September 10, 2016 6:26:43 PM
To: CC
Subject: Do not allow short term rent!

As a rpv home owner, I am strongly against to allow short-term rent!

John Zhu
30420 via Victoria

Sent from my iPhone

Octavio Silva

From: Gabriella Yap
Sent: Saturday, September 10, 2016 7:11 PM
To: Octavio Silva; Ara Mihranian
Cc: Kit Fox
Subject: Fwd: Short Term Rental

Sent from my Samsung device

----- Original message -----

From: Mary Clarke <meclarke9@verizon.net>
Date: 9/10/2016 6:44 PM (GMT-08:00)
To: CC <CC@rpvca.gov>
Subject: Short Term Rental

Please note I and my husband are opposed at any short term rentals in the RVP area. In all cases where this type of rental is allowed...there is nothing but trouble. We will end up spending countless hours and dollars cleaning up after these people and enforcing our laws. Please keep our city peaceful and quiet and say NO to any and all short term rentals. Please let us learn from our neighboring cities who have shown the good sense to ban this behavior.

Thank you,

Mary and Charlie Clarke
Rhone Drive, RPV

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 4:57 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short term rental in RPV

FYI

Kit

Sent using OWA for iPad

From: Udo Heyn <nemus@cox.net>
Sent: Sunday, September 11, 2016 4:34:59 PM
To: CC; PC
Subject: Short term rental in RPV

Dear City Council Members -

Speaking as someone who already has a temporary rental residence on my street (Hightide Drive) and has heard of its neighbors' unpleasant experiences with it, I would urge you in the strongest possible terms NOT to approve the planning commission's request. The exception, in effect, would constitute a tilt in the zoning laws towards commercialization of our residential neighborhoods - which, given the fact that RPV would be the only community allowing this kind of rental would make it a magnet for a flood of uncontrollable and uncaring "invaders" from all over the South Bay.

I cannot see how anybody in his/her right mind could invite this potential scenario into our homes.

Respectfully,

Dr. Udo Heyn

UH

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 4:53 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Ban Short Term Rentals

FYI

Kit

Sent using OWA for iPad

From: Judy Rivera-Razipour
Sent: Sunday, September 11, 2016 4:46:37 PM
To: CC; PC
Subject: Ban Short Term Rentals

To Whom It May Concern,

I strongly support FULL BAN, without exceptions, on short term rental in Rancho Palos Verdes!

I live on Avenida Tranquila, RPV (across Los Verdes Golf course) and there is a house on Crest Road that is being used for short term rentals. There is constant stream of strange people and cars coming in and out of our neighborhoods during the day and evening. This house is being used for constant parties, weddings, gatherings, etc. Even from my house, we could hear loud music at night during the weekends. I can't imagine how frustrated their next doors neighbors might be. When we drive down Crest Road during the weekend evenings, there are many cars parked throughout both side of the street. There is safety concerns, increase traffic on a very quiet residential neighborhood, parking congestion, and lots of noise. Sometimes, they look like a very 'rough' crowd and they gather around the street. Since this house is located on a steep & curvy grade, we have to drive extremely slowly when the streets is lined with cars because the visitors are walking on the streets and they are opening their car doors unexpectedly. Yesterday, I stared at the multiple guests entering the home for what looks like another wedding celebration. We've lived in this neighborhood for 21 years and I am very disappointed that this house has been converted into a short term rental and being used as a banquet room. During my morning walk on Monday mornings, I could see party rental trucks parked in front of the 'party' house and the people are removing all the chairs, decors, etc from the house.

I am appalled that the city of Rancho Palos Verdes has not banned short term rentals in our neighborhood. I am extremely concerned about the safety in our neighborhood, especially for my children. There are multiple strange people coming in and out and weekend parties now occur frequently. Whenever rented, there are multiple cars parked on their driveway and on both side of the street when parties, weddings, etc occur. I'm also concerned that the property value in our neighborhood has been affected.

Please BAN short term rental in Rancho Palos Verdes. This is a very quiet, safe, and family-friendly neighborhood. We would like to keep it that way.

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 3:53 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: NO to all Short Term Rentals

FYI

Kit

Sent using OWA for iPhone

From: Richard Stark <dimarstark@cox.net>
Sent: Sunday, September 11, 2016 3:51:32 PM
To: CC
Subject: NO to all Short Term Rentals

As Ara Miranian pointed out, enforcement of any ban on short term rentals will be difficult, but even more so if there are exceptions. "Home owner" is well defined, but what about "living on the property"? I'm told some people recently bought into our neighborhood to use the house as a summer/weekend residence. So there would need to be Municipal Code definitions as to residence on the property. Does the homeowner need to be on the property during the duration of the rental period? During sleeping hours? Can he/she go to the store? For how long? And more importantly, who checks to see that the code regulations are being met? There have been elected officials who claim to be living in the city they represent, when in fact they are not, as proven in court.

Sounds like a bureaucratic tangle to me.

Richard Stark
dimarstark@cox.net

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 3:52 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short term rental in RPV

FYI

Kit

Sent using OWA for iPhone

From: Ela Heyn <elhe@cox.net>
Sent: Sunday, September 11, 2016 3:46:26 PM
To: CC; PC
Subject: Short term rental in RPV

Hi,

I was informed about the discussion on short term rentals in RPV.
There is one on my street: Hightide Dr.

Please, ban those rentals! We like a safe, quiet neighborhood.
We want to know who lives next to us. WE DO NOT WANT CARS ZIPPING ON OUR STREETS, WHERE WE AND OUR NEIGHBORS ARE IN DANGER.

As good neighbors we look out for each other. We do not know where these renters come from, who they are....

These rentals devalue our neighborhood, our homes and ultimately our city!

Thanks for listening!

Ela T. Heyn

3618 Hightide Dr.

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 2:02 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Ban of Short Term Rentals

FYI

Kit

Sent using OWA for iPhone

From: thebunny1@cox.net <thebunny1@cox.net>
Sent: Sunday, September 11, 2016 1:47:58 PM
To: CC
Cc: PC
Subject: Ban of Short Term Rentals

To Whom it May Concern:

Please vote to ban short term rentals in Rancho Palos Verdes. It is very disturbing to find out that RPV is the only city in the south bay that has not passed an ordinance banning short term rentals. All the surrounding cities have banned short term rentals so that means anyone who wants to be in this business will buy homes in RPV for the purpose of making money on short term rentals.

While I was out walking one day a man approached me and asked where the home for rent was. I directed him toward the house, turned around and walked in the opposite direction. I had no intention of continuing my walk in the direction he was going. It brings unwanted people to our neighbor, causes more traffic and concerns, and threatens our safety.

Please vote to ban short term rentals in Rancho Palos Verdes.

Thank you,

Rochelle Krieger
31227 Floweridge Drive
Rancho Palos Verdes, CA 90275

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 6:17 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: NO on short term rentals

FYI

Kit

Sent using OWA for iPhone

From: Rpvcindy@aol.com <Rpvcindy@aol.com>
Sent: Sunday, September 11, 2016 6:10:51 PM
To: CC
Subject: NO on short term rentals

We encourage NO short term rentals like our neighboring have adopted. We have a neighbor who has leased their house and that is bad enough. Please vote NO on short term rentals.

Cindy & Tim McCully

Octavio Silva

From: Michael Huang <[REDACTED]>
Sent: Sunday, September 11, 2016 8:07 PM
To: Ken Dyda; Brian Campbell; Susan Brooks; Jerry Duhovic; Anthony Misetich; CC: pc@rpv.gov; Ara Mihranian; Octavio Silva
Subject: Letter in Support of Full and Absolute Ban of Short-Term Rentals without AnyExceptions
Attachments: Petition Supporting Full Ban of Short Term Rentals.pdf; Picture of 45 dollar rate on AirbBNB.jpg

Dear Members of the City Council:

I live on Avenida Altissima, and I am writing to express my strong support for an absolute ban on short-term rentals without any exceptions because of my personal experience with my neighbor's short-term rental, because all neighboring cities have fully banned it, and because the planning commission's short-term rental recommendation is flawed and unenforceable.

Section 3.16.020 of the RPV municipal code defines a "hotel" as any "structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, ... or portion thereof." On August 23, 2016, the Rancho Palos Verdes planning commission recommended rezoning all residential zones, both legally and in practice, to allow hotels. They voted to permit short-term vacation rentals by allowing owners living on the property to rent a room or a guest-house.

In August of this year, the house next to me became a hotel. My next door neighbor started renting out her home on AirBNB. She added air mattresses in most of the rooms so that she can cram in as many as 16 guests in four bedrooms. In the master bedroom, she has two air mattresses and a regular bed so that the room can pack in six guests. She is charging rates as low as \$45 per night and with 1-night minimum. This rate is cheaper than any motels in crime-ridden areas.

Because of my neighbor's hotel operation, we have experienced increased traffic, noise, and congestion; but most of all, I have lost a sense of security I used to have in my own home. I have lived in this city for 35 year. I choose to raise my family here because of the quality of life, security, sense of community, and excellent schools. But now I do not feel safe in my own home. There is a steady flow of strange cars and people streaming through the neighborhood on a daily basis. There are usually at least 3 to 4 cars parked out in front of the house, and these cars change every day. We have no idea who is staying in the house next door. We keep our windows closed and our shades drawn to prevent strangers from peering into our windows. I check the street whenever our dog barks. This intrusive environment was not I was buying into when I purchased my house in a single-family zone.

From my conversation with other residents, the boorish behavior of short-term renters have caused problems. As examples, they had the following complaints: a resident's young daughters out on a walk witnessed an AirBNB renter urinating off the balcony; a resident smelled marijuana smoke coming from the neighboring AirBNB; a resident's access to and from her driveway constantly being blocked by AirBNB renters' parking on a narrow access road; a resident having to deal with excess trash and broken bottles from AirBNB renters; a resident having to deal with AirBNB guest vomiting on her lawn; residents having to deal with AirBNB renters who put out cones on public street to direct traffic for their event; multiple residents complaining of almost getting into accidents because of excess traffic from a short-term rental located on a windy downhill section of Crest Road.

On our cul-de-sac street of approximately 19 resident-occupied homes, 2 houses are listed for rent on AirBNB; approximately 10% of the homes on our street are operating as hotels. Within a mile of my house, there are approximately 15 homes for rent on AirBNB. New short-term rental listings keep popping up in our city. Our neighboring cities of Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Hermosa Beach, Redondo Beach, Manhattan Beach, and Redondo Beach all have an absolute ban on short-term rentals with no exceptions. Here's what these city officials told me about their short-term rental ban:

Rolling Hills Estates - Jessica in Code Enforcement - "Short-term rental is a commercial activity and not allowed in residential areas."

Palos Verdes Estates - Luanna in City Hall Office - "Short-term rental less than 30 days is not allowed - not even 1 room."

Rolling Hills - Heidi in Code Enforcement - "Short-term rentals less than 30 days are not allowed, not even for 1 room."

Manhattan Beach - Jackie in Code Enforcement - "Can only rent rooms for 30 days or more."

Redondo Beach - Joanna in Code Enforcement - "Vacation rentals less than 30 days are not allowed, not even 1 room."

Hermosa Beach - Bob Rollings in Code Enforcement - "Vacation rentals less than 30 days are not allowed, not even 1 room." At that time, Bob also told me that they have sent out cease and desist

letters to owners advertising their houses for short-term rental and that they are getting ready to enforce their ban after labor day.

If we allow short-term rentals in any form in our city, more and more rentals will show up because all of our neighboring cities have an absolute ban. Our resident will suffer a deluge of hotels opening up next to them.

Besides rezoning the residential zones to allow hotels, the planning commission's recommended restrictions will not solve the problems caused by short-term rentals. Allowing short-term rentals of one room or guest-house still produces a flow of strangers to come into our neighborhood on a transient basis. Neighborhood Watches will be rendered useless because we will not know who is suppose to be in the neighborhood. My neighbor is cramming up to six people in one of the bedrooms. The number of strangers coming into our neighborhood from this one room is still significantly more than the number of people in my household. There is nothing in the restrictions preventing my neighbor from stacking more air mattresses in the living room and then renting out this one room as a hostel. There is also nothing in the restrictions preventing my neighbor from rent the room at a really low rate, like the current \$45 rate. I have included a picture of the screen showing the \$45 rate on AirBNB. Inevitably, the low rate will compromise the security of our neighborhood by bringing unsavory characters.

The restriction of having the owner living on property is also problematic. The first problem is defining the "owner" of the property. If an owner places title of the property into a corporation or trust, then who is the "owner" that needs to be living at the property? A corporation or trust can easily hire an employee or representative to live at the property and manage the rental property. There are many companies and individuals that manage short-term rentals for owners. I know that many operators of short-term rentals in Rancho Palos Verdes own multiple homes. In one case, a husband and wife team owns two houses across the street from each other, and they are operating both houses as hotels on AirBNB. These owners can easily transfer their houses to different corporation or trusts and then hire people to manage these multiple rentals for them.

The enforcement of the restrictions are virtually impossible. The restriction of the owner needing to live on the property can easily be skirted. If the code enforcement officer shows up, and the owner does not live at the property, whoever is there can just say the owner went out to run errands or that the owner is on vacation or a business trip. How can the code enforcement officer prove otherwise; especially if the officer only works during business hours. How will code enforcement catch owners "not living" on the property? It is impossible to prove the negative.

The restriction of only renting one room or guest-house is similarly impossible to enforce. First of all, operators can list different rooms as separate listings. The operators can further list these separate listing on different websites. It will be extremely difficult, if not impossible, for the city to track how many rooms an operator is advertising. Even if these operators are caught listing multiple rooms in

the same house, they can say that they only rent out 1 room per night. How can the code enforcement officer verify how many rooms are being rented nightly? Even if the code enforcement officer somehow catches an operator renting out more than 1 room in a house, the operator can say that only 1 room is being rented on a short-term basis and that the other rooms are rented long-term. An operator can also rent out 1 sleeping room and still allow his guest to invite other guests to use the public areas in the house. Under this scenario, the restrictions still do not prevent party houses.

Currently, short-term rentals are not allowed in Rancho Palos Verdes. The planning commission's recommendation will allow it and create numerous loopholes for operators to run their hotels at the expense of their neighbors. We are a bedroom community that favors peace and quiet. Allowing short-term rentals in any form is not compatible with many of the reasons why we call this city home.

Another detrimental effort of short-term rentals is that it lowers the property value of the nearby houses. I know this fact from my over 25 years of experience as a real estate broker. Sellers need to disclose to buyers if they know of a nearby house being operated as a short-term rental. The average price of a house in Rancho Palos Verdes is easily over \$1.0 million. Most buyers seeking homes in our city also prefer the quiet, semi-rural nature of our community. They would be hesitant to pay over \$1.0 million to live next door to a hotel. For almost all residents, our home is our largest investment. It is not right for us to suffer a loss to our investment and sense of security just so the short-term rental operators can make more money. If I knew that my neighbor is running a short-term rental, I would not have bought my house.

The short-term operators are in the business because of the huge profits. They can make more money renting out their homes on a short-term basis than on a longer-term lease. For example, a short-term rental operator on Crest Road is renting his house for approximately \$1,000 per night with a two night minimum, and it is rented out fairly frequently. When I spoke to the neighbor, the really nice lady just thought the kids next door were having frequent parties when the parents are away. She was putting up with the traffic, congestion, and noise because she was trying to be a good neighbor. She did not know that her neighbor was making \$1,000 per day at the expense of her own enjoyment of her property.

I have spoken to many residents about this issue, and they all support an absolute ban on short-term rentals without exceptions. To illustrate this point, I attempted to visit all 19 resident-occupied homes on my cul-du-sac street. All sixteen out of the 19 residents I was able to reach eagerly signed the attached petition supporting a full ban on short-term rentals. I was not able to reach the remaining three residents; no residents refused to sign the petition. Another resident not on my street also wanted to sign the petition. I am certain I could have obtained many more signatures if I went beyond my street, but I just wanted to illustrate the point with my street. I believe most of the city's residents, with the exception of the operators, support the full and absolute ban on short-term rentals.

The operators of the short-term rentals will argue that they have the right to do what they want with their property. I also believe in property rights, but those rights have limits when they affect the neighbors' rights. The zoning codes and regulations are there to protect the rights of all residents. The operators will still have the right to rent out their rooms as long as they rent them out longer than 30 days.

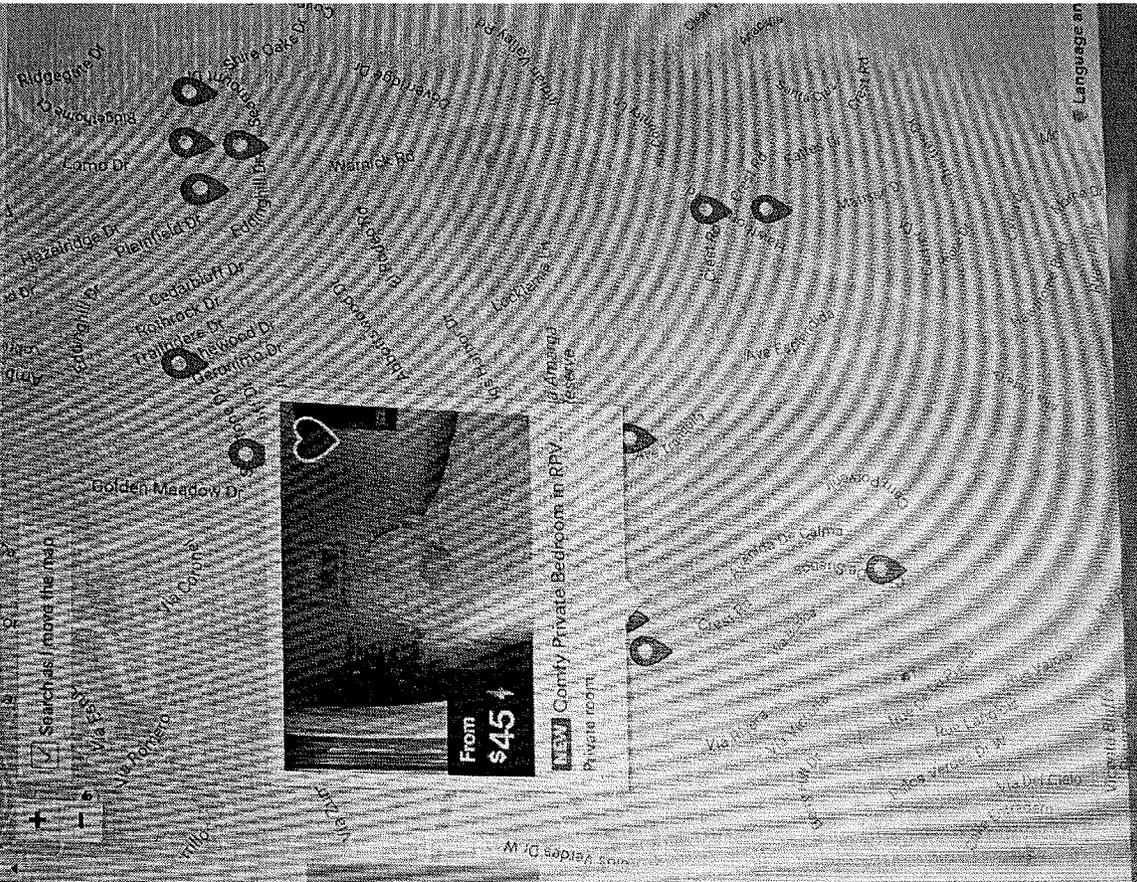
The operators will also argue that they carefully screen and vet their guests, but just like hotels, the operators are not able to fully vet their short-term guests. Conversely, from my experience as a real estate broker, for a long-term rental, an owner will verify salary, employment, check credit scores, and references from the previous landlord. Some operators will argue that AirBNB screens the guest for them. AirBNB merely checks public databases for criminal records if the guest provide authentic names and birth dates. They do not verify the authenticity of the information provided. I was able to set up an AirBNB account by providing the name of "Name Unknown", a made up birth date, and a picture of a tree as my profile ID. With this obviously made up account, I could have booked rooms on AirBNB if I wish to do so.

I acknowledge that enforcing the absolute ban on short-term rentals will also have its challenges, but it will be many levels of magnitude easier than the planning commission's recommendation. The recommendation will instead create loopholes for operators to openly profit at the expense of their neighbors. Manhattan Beach actually first tried to regulate the short-term rentals, but their city council eventually voted to impose a full ban. One of their councilmember, Amy Howorth, who supported the full ban, summed up the issue perfectly by stating, "My property rights are sometimes imperiled because of the movement of my neighbors. If people are coming in and out - that's a really different neighborhood than I moved into and paid money for. That's why my house cost so much money: Because this is a tight community."

Our neighboring cities of Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach all have an absolute ban on short-term rentals. We deserve the same protection for the peaceful enjoyment of our homes. I urge the city council to pass a resolution for the absolute ban of short-term rentals without any exceptions on September 20, 2016, at the city council hearing. Thank you very much for your consideration.

Sincerely,

Michael Huang



25 Rentals · Rancho Palos Verdes

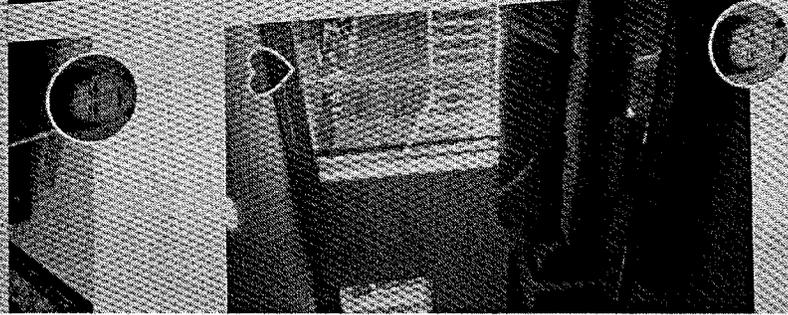


Comy room in beautiful RPV
Private room · 2 guests · ★★★★★ · 10 reviews



From \$45

NEW Comity Private Bedroom in RPV, a Peaceful Home!
Private room · 2 guests



Petition in Support of Full Ban on Short Term Rentals in Rancho Palos Verdes

We, the undersigned below, are residents of Avenida Altisima in Rancho Palos Verdes. We currently have two houses on our street that are short-term rentals. As a result of these two short-term rentals, we have had the following problems:

- * Many different people coming and going from day-to-day. We have no idea who is living next door to us on any one day.
- * When the renters have gatherings at the rentals, the guests park on both sides of the street, and it narrows the street so that 2-way traffic is not possible.
- * Excess noise, traffic, and congestion.

Because of the short-term rentals, the safe and secure feeling of the neighborhood on our street is significantly diminished. Short-term rentals is a commercial activity, and should not be allowed in a residential area zoned for single family homes.

For the above reasons, we support the Full Ban on Short Term Rentals in Rancho Palos Verdes.

<u>George Lipsi</u>	<u>7156</u>	Avenida Altisima
<u>Capolegna Petru</u>	<u>7121</u>	Avenida Altisima
<u>W. P. ...</u>	<u>7246</u>	Avenida Altisima
<u>Jamela B. ...</u>	<u>7246</u>	Avenida Altisima
<u>Glenn Spargo</u>	<u>7085</u>	Avenida Altisima CREST Rd
<u>Maudlin Spargo</u>	<u>7085</u>	Avenida Altisima CREST Rd
<u>R. ...</u>	<u>7233</u>	Avenida Altisima
<u>Bradley Mukerji</u>	<u>7206</u>	Avenida Altisima
<u>Mallika Mukerji</u>	<u>7206</u>	Avenida Altisima
_____	_____	Avenida Altisima
_____	_____	Avenida Altisima
_____	_____	Avenida Altisima

Petition in Support of Full Ban on Short Term Rentals in Rancho Palos Verdes

We, the undersigned below, are residents of Avenida Altisima in Rancho Palos Verdes. We currently have two houses on our street that are short-term rentals. As a result of these two short-term rentals, we have had the following problems:

- * Many different people coming and going from day-to-day. We have no idea who is living next door to us on any one day.
- * When the renters have gatherings at the rentals, the guests park on both sides of the street, and it narrows the street so that 2-way traffic is not possible.
- * Excess noise, traffic, and congestion.

Because of the short-term rentals, the safe and secure feeling of the neighborhood on our street is significantly diminished. Short-term rentals is a commercial activity, and should not be allowed in a residential area zoned for single family homes.

For the above reasons, we support the Full Ban on Short Term Rentals in Rancho Palos Verdes.

<u>George Lipsi</u>	<u>7156</u>	Avenida Altisima
<u>Capocannon Petrus</u>	<u>7121</u>	Avenida Altisima
<u>W. T. Light</u>	<u>7246</u>	Avenida Altisima
<u>Janice B. Judd</u>	<u>7246</u>	Avenida Altisima
<u>Glenn Spargo</u>	<u>7085</u>	Avenida Altisima CREST Rd
<u>Maudie Spargo</u>	<u>7085</u>	Avenida Altisima CREST Rd
<u>Richard Lamore</u>	<u>7233</u>	Avenida Altisima
<u>Bradley Mukerji</u>	<u>7206</u>	Avenida Altisima
<u>Malika Mukerji</u>	<u>7206</u>	Avenida Altisima
_____	_____	Avenida Altisima
_____	_____	Avenida Altisima
_____	_____	Avenida Altisima

Octavio Silva

From: Heedyo Tony Kim <heedyokim@gmail.com>
Sent: Monday, September 12, 2016 12:27 AM
To: PC; CC
Cc: Octavio Silva; Ara Mihranian
Subject: Regarding to CASE NO.ZON2016-00188: Full Support on Total BAN on Short-term Rentals
Attachments: 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg; 6.jpg; 7.jpg; 8.jpg; 9.jpg; 10.jpg; video1.mp4

To whom it may concern,

Thank you for taking into consideration to read this email.

It took me a lot of thought before writing this email before both City Council and Planning commission.

I've attended Planning Commission Meeting on the August 23rd 2016 however I did not make an statement first, because I didn't prepare for a speech and second, I thought council members were going to support the full ban on the Short-Term Rental, which proved not to be the case.

I'm a resident on the Crest Rd and one of the closest resident effected by Short-Term Rental.

We have been resident for RPV for over 15 years and 8 years on current property.

Last couple of years RPV and surrounding areas have been effected by huge amounts of increase in numbers of burglaries and other illegal activities.

It has increased security threat in our area which lead us installing full-time CCTV surveillance system in our home.

I'm not stating that short-term rental is the problem causing the these illegal activity directly but it has caused our home owners to take extra steps to feel our home to be safe.

Since the installation of our surveillance at our home, I have been watching closely activities that is happening around my home. From these careful observations, I feel that we have been affected by short-term rental by:

1. Increase of security threat at our home simply because we don't know who is suppose to be here or not.
2. Broken glass and other objects causing damage to our personal property.
3. Traffic congestion almost causing several accidents that I have observed.
4. Unusual loud noisy in the area during middle of night causing our 9 month baby waking up.
5. Interruption of sleep due to these noisy even for adults.
6. Operators and/or renters have used our trash bins without permission.
7. Ringing door bells by the renters assuming our home was short-term rental property.

I even had to report some suspicious activity on the property causing Sheriff's department responding to the scene.

These problems putting aside I feel that this is MAJOR zoning conflict.

Residential zones should not be operated commercially.

If this is allowed we could purchase more homes to operate as hotel/short-term rentals to generate more income as part of investment.

If something that can be operated commercially in the residential zones then other commercial activities should be acceptable such as operating homes as coffee shops and etc.

We can market our home to possible customers for special events with the views of the beautiful view of PV peninsula.

Our surrounding cities have banned to the short-term rentals and we should follow these steps because it just can't be regulated and causing inconvenience and security threats to residents.

Furthermore, this weekend operator on the Crest Property rented their home to a wedding party and caused major traffic issue almost causing several accidents in front of our baby's window.

I have counted over 20 cars in single time parked on the street and their driveway. I even had to go and talk to one of the renters to arrange their parking more appropriate.

I have taken several pictures which has been attached in this email.

This is not first time for a large party to arrive at this property and we really don't want to know how many more to come from now.

Lastly, we recently found out that this is one of the cause of decreasing property value.

This is major affect on the homeowners because most people purchase their homes with the hope that possible investment could result increase in value.

We want to continue reside in the beautiful city for our baby and my family and this concern is growing bigger day by day.

I just wanted share my point of view and how short-term rental is affecting us daily.

This has caused major concern and if the city doesn't approve full ban we are considering to relocate to neighboring city which will not effect us.

I'm saddened by the fact that I cannot attend the meeting to make my statement for the meeting on the September 20th due to international business trip but hoping that this email will suffice the support on the ban on Short-term Rentals in Rancho Palos Verdes.

Once again, thank you for your time to read this email and I hope that the City Council and Planning Commission makes right decision for the residents residing within the city.

Thank you

Best Regards,

Heedyo Tony Kim
Resident of Crest Road

**Please note that I do not want attached pictures and video to be shared for public. I only provided them for the reference of making right decision for City Council and Planning Commission.

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 1:01 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Ban Short Term Rentals

FYI

Kit

Sent using OWA for iPad

From: Jerry <jhashimoto3@cox.net>
Sent: Sunday, September 11, 2016 12:48:34 PM
To: CC
Cc: Jerry; kinuhashi@cox.net
Subject: Ban Short Term Rentals

Dear City Council Members,

Please vote for a full ban of short term rentals in our city.
We are the only city in the southbay that has not done this.
This growing trend is affecting a number of our neighbors in the Mediterranean Homeowner Association.
It is increasing traffic, congestion, noise and trash.

We urge you to vote for a full ban without exception.

Thank you,

Jerry and Kinuko Hashimoto
31305 Floweridge Drive
Rancho Palos Verdes, Ca
Phone: 310-544-1539

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 8:17 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: SHORT TERM RENTALS

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Gail Lorenzen [mailto:rpvnrw@ix.netcom.com]
Sent: Sunday, September 11, 2016 6:22 AM
To: CC <CC@rpvca.gov>
Cc: PC <PC@rpvca.gov>
Subject: SHORT TERM RENTALS

As people who communicate with a large portion of the RPV residents, we hear many stories about the nuisances that temporary rental visitors cause to their neighborhoods. And we have looked at both sides of this issue. From the comments and complaints, we conclude that the City should ban short term rentals because of the negative effect on their neighbors. Most other local cities have such bans, and allowing short term rentals will cause a huge problem for the city to control them.

Kindest regards,

Angus and Gail Lorenzen

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 11:05 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short Term Rentals

FYI

Kit

Sent using OWA for iPad

From: Fred Deraney <deraney@cox.net>
Sent: Sunday, September 11, 2016 10:13:42 AM
To: CC
Subject: Short Term Rentals

Dear Sir/Madam:

I am hopeful hat I am writing to the appropriate RPV governing body. We are 30 year residents of this City. I am still in awe of the City STILL,each time I drive in and out of the Hill. We consider ourselves so fortunate that we were able to attain our personal goal of moving here from Redondo Beach. Unfortunately,the City may change. We see the prospect of individuals turning their homes into either a Bed and Breakfast or Short-term rentals.

While I do not wish to deny an individual from making any money for the Leasing of their home,for the long term,I am concerned that short term rentals will become Party central in our quiet neighborhoods;that Bed and Breakfasts will have a revolving door impact on the neighborhood. Thus making it difficult to be vigilant. Each day we receive an update from our Neighborhood Watch indicating the Crime levels are on the rise. In short we do not know who is coming to the neighborhood and/or who is leaving.

In short,we support Long Term Leasing and OPPOSE any B&B and or SHORT TERM rentals.

Thank you for reading this and I hope that this is the appropriate department.

Regards,

Fred G.Deraney
deraney@cox.net

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 7:56 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short term rentals in RPV

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: peter.gasteiger [mailto:peter.gasteiger@cox.net]
Sent: Monday, September 12, 2016 7:12 AM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Subject: Short term rentals in RPV

Dear Council and Planning CommissoinMembers:

You have undoubtedly received many such emails and correspondences protesting your consideration of conditionally allowing short-term rentals in RPV. As you are well aware, all other neighboring cities fully ban this practice. Why would we even consider allowing it here? If this is being viewed as a way to raised revenue, let me say forcefully that this is not the right way to accomplish that and I do not support that. If you are trying to be “business friendly”, let me point out that we are talking about residential neighborhoods that are not zoned for business use and should never be. If I wanted to open a car repair shop out of my garage, would I be allowed to do that? I think surely not.

The reasons are many to maintain the current FULL-BAN on short-term rentals in RPV:

- Safety & privacy – a virtual stream of steady unknown people. In our gated neighborhood, that means also more people with our gatecode. We would be living next to, literally, a hotel. With children, as we have, that becomes an even great issue.
- Anything but a FULL-BAN is unenforceable. You will never be able to prove whether the homeowner is living in the home or not. It should make no difference anyway, and that provision does nothing to alleviate any of the negatives inherent in short-term residential rentals.
- Party house use will not stop. The renter could still use the property, with owner consent, to host events.
- Home value will be negatively affected. Do you want to live next to a residential hotel? I even understand via realtor friends that this information must be disclosed during a home sale.

- This is becoming a big business. People, sometimes foreign nationals, are investing from overseas and hiring others to run their short-term rental property.

Your vote will be on record and will be telling of the kind of city you envision for us. Do the only right thing, as all of our neighboring cities already have, and reject any conditional allowance of short-term residential rentals, and maintain the current FULL-BAN.

Sincerely,

Peter Gasteiger

Portuguese Bend, RPV

Sent from my T-Mobile 4G LTE Device

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 8:09 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: RPV - Short Term Rentals banned in PVE, RHE, RB, HB, MB and Torrance

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Tracy Burns [mailto:akamomma@gmail.com]
Sent: Monday, September 12, 2016 8:07 AM
To: CC <CC@rpvca.gov>
Subject: Fwd: RPV - Short Term Rentals banned in PVE, RHE, RB, HB, MB and Torrance

update

The Planning Commission decided to not go with any options provided by the City Staff. Instead, they decided to go with permitting the short-rental of one bedroom in a home. How is this even enforceable? Many of these AirBnB'ers list separate ads for each bedroom. AirBnB does not comply with local governments and the entire industry is totally unregulated - unlike real hotels and event spaces. It's illegal to put cameras inside these homes, so will Code Enforcement handle it?

Additionally, at the recent meeting on PC member (Cruikshank) admitted to a personal and working relationship with my AirBnB neighbor. However, he did not abstain from the vote despite the relationship. Another PC member (Nelson) bragged about his doctor friend owning a property near his and renting it out and making about 100K per year. He stated the guests rent the place and walk to Terranea. Unfortunately, I do not live within walking distance of Terranea, so the AirBnB guests near me stay here and drink. This same councilmember further stated that we could just take our neighbors to small claims court and sue them for up to 10K for being a nuisance! First off, he is not an attorney and that is terrible legal advice. My understanding is that is the job of our Planning Commission to ensure our city is organized and liveable by establishing zones, developing infrastructure and ensuring safety and accessibility to all. So, if they are not respecting/enforcing the zones they themselves set-up, i.e. single family residences, why does Planning Commission exist? It seems we could save a whole lot of money and time by getting rid of them because they sat on this for 2 months and tossed this back to the City Council with total disregard to the suggested solutions by City Staff - the ones that have to do the actual job of enforcing the zoning laws.

----- Forwarded message -----

From: Tracy Burns <akamomma@gmail.com>
Date: Sun, Aug 21, 2016 at 6:15 PM
Subject: RPV - Short Term Rentals banned in PVE, RHE, RB, HB, MB and Torrance

To: pc@rpvca.gov, Ara Mihranian <aram@rpvca.gov>

Cc: ken.dyda@rpvca.gov, susan.brooks@rpvca.gov, jerry.duhovic@rpvca.gov, anthony.misetich@rpvca.gov

Does RPV want to be the only city in the South Bay to allow short term rentals?

On May 17th, 2016, the RPV City Council voted to ban short-term rentals by a vote 4-1. But, after looking at the posted agenda for the August 23rd Planning Commission meeting, it appears there is A LOT of information on ways to legalize and regulate short term rentals. Why? Manhattan Beach already tried to regulate short-term rentals by issuing permits and it did not work out, so they have now gone with a full ban. The City of San Francisco estimates that 76.6% of the short term rentals operating in their town are not in compliance with their permit system and not paying their fees/taxes. Plus, AirBnB is notoriously uncooperative with helping cities ensure compliance. Why would they help local governments when it would make them lose listings and eat into their profit margin? So, if RPV decides to use their resources to build and implement a permit system, based on previous experience from other cities a majority of the owners with not comply anyway.

RPV already has a short term rental option by having a hotel (Terranea). PVE and RHE do not even have hotels and they still banned short term rentals. The residential areas in our city are already zoned for homes not hotels, so it's difficult to understand the delay in enforcement.

HUGE PROFITS are the motivation with short term rentals, it's not just some needed income in order to survive or the deep desire to make new friends. Some short term rental owners have multiple properties and/or do not live on-site.

AirBnB.com available listing as of 08/21/16:

4 bedroom / 3 bath with pool \$795 per night
vs.

Realtor.com available listing as of 08/21/16:

4 bedroom / 3 bath with pool \$6000 per month

Income Comparison:

Short Term Rental \$795 x 30 = \$23,850

Long Term Rental per month \$6,000

PROFIT DIFFERENCE \$17,850

Living next a short term rental has not been a pleasant experience for my family. It was never our wish to live next to a hotel with strangers coming and going all the time (one night minimum), nor was it expected when we moved into our neighborhood years ago. Please consider the true motivation of the short term rental owners and what is best for all the residents.

Sincerely,
Tracy Burns

Reference Article for SF stats on non-compliance

<http://fortune.com/2016/04/08/airbnb-hosts-not-compliant-san-francisco/>

Hermosa Beach - Official notice from Mayor dated June 23rd, 2016

<http://www.hermosabch.org/modules/showdocument.aspx?documentid=7844>

Hermosa Beach - Ordinance #16-1365 enforcement began on June 24th, 2016

(additional references - Municipal Code Sections 17.04, 17.08, 17.10, 17.12, 17.14, 17.16, 17.18, 17.20, 17.25, 17.42 of the Zoning Ordinance)

Manhattan Beach - Official City page regarding "Short Term Vacation Rental"

<http://www.citymb.info/city-services/community-development/planning-zoning/short-term-vacation-rentals>

Manhattan Beach - Ordinance #15-0010 passed on June 16th, 2016 / banning short term rentals

<http://www.citymb.info/home/showdocument?id=23440>

Redondo Beach - Reconfirmed on March 1st, 2016 that short-term rentals are not legal and proactive enforcement of current laws is sufficient (see section N.2 of minutes)

<http://redondo.siretechnologies.com/sirepub/mtgviewer.aspx?meetid=511&doctype=AGENDA>

Rolling Hills Estates - Ordinance #342 passed on June 8th, 2015 / banning short term rentals

<http://rolling-hills.org/DocumentCenter/View/856>

Torrance - Voted to ban short term rentals on June 14th, 2016 (item 9G on agenda) / currently working on ordinance

http://torrance.granicus.com/MinutesViewer.php?view_id=8&clip_id=12979

Palos Verdes Estates - Ordinance #16-717 passed on June 14th, 2016 / banning short term rentals (see attachment A)

http://pvestates.granicus.com/MetaViewer.php?view_id=1&clip_id=807&meta_id=29779

Comparison listings AirBnB (short term) vs. Realtor (long term)

<https://www.airbnb.com/rooms/9382619?s=DgR0ICza>

http://www.realtor.com/realestateandhomes-detail/2507-Sunnyside-Ridge-Rd_Rancho-Palos-Verdes_CA_90275_M15225-89183

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 8:24 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: I support the complete BAN of SHORT TERM RENTALS

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Tracy Burns [mailto:akamomma@gmail.com]
Sent: Monday, September 12, 2016 8:22 AM
To: CC <CC@rpvca.gov>
Subject: I support the complete BAN of SHORT TERM RENTALS

I live next to an AirBnB (hotel and event space) which only requires a (1) night minimum stay, which seems odd since I live in an area zoned for SINGLE FAMILY RESIDENCES. It is not a pleasant experience living next to this place. There are strangers constantly coming and going. There is a steady flow of Ubers, taxis and rental cars. There are family parties, launch parties, pool parties, weddings and the one night stand guests that feel free to let loose. Our Neighborhood Watch is a joke because of the constant flow of strangers. Megan's Law, which was enacted to help protect children from sexual predators from within their own neighbors, is unenforceable now because a hotel is being operated on our street. This is not what I signed up for when I moved to my quiet little cul-de-sac many years ago. According to our Code Enforcement our current law is written in a permissive way and does not explicitly ban short-term rentals. Please fix this immediately and have a complete BAN on short term rentals.

Sincerely,
Tracy Burns

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 8:48 AM
To: Octavio Silva
Subject: FW: Ban Short Term Rentals

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Mary Clarke [mailto:meclarke9@verizon.net]
Sent: Saturday, September 10, 2016 6:44 PM
To: PC <PC@rpvca.gov>
Subject: Ban Short Term Rentals

Please note I and my husband are opposed at any short term rentals in the RVP area. In all cases where this type of rental is allowed...there is nothing but trouble. We will end up spending countless hours and dollars cleaning up after these people and enforcing our laws. Please keep our city peaceful and quiet and say NO to any and all short term rentals. Please let us learn from our neighboring cities who have shown the good sense to ban this behavior.

Thank you,

Mary and Charlie Clarke
Rhone Drive, RPV

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 8:49 AM
To: Octavio Silva
Subject: FW: Do not allow short rent!

Ara Michael Mihranian
Community Development Director

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

-----Original Message-----

From: John Zhu [mailto:yuz12703@gmail.com]
Sent: Saturday, September 10, 2016 6:27 PM
To: PC <PC@rpvca.gov>
Subject: Do not allow short rent!

As a rpv home owner, I am strongly against to allow short-term rent!

John Zhu
30420 via Victoria

Sent from my iPhone

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 9:13 AM
To: Octavio Silva
Subject: FW: short term rentals

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: mmgatross@aol.com [mailto:mmgatross@aol.com]
Sent: Monday, September 12, 2016 8:59 AM
To: PC <PC@rpvca.gov>
Subject: short term rentals

I am opposed to short term rentals as homes are in neighborhoods, not business areas. Included in my opposition is the additional issue of more vehicles on our neighborhood streets, many of which have no sidewalks.

With thanks for considering a no vote on the proposed short term rentals.

Mary Ross
30177 Rhone Drive
RPV

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 9:50 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Support Full Ban on Short Term Rentals

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Janet Louie [mailto:EricandJanet.Louie@verizon.net]
Sent: Monday, September 12, 2016 9:45 AM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Cc: 'Michael Huang' <mikehgalaxy@gmail.com>
Subject: Support Full Ban on Short Term Rentals

Dear RPV City Council and Planning Commission members,

Thank you for your service to our city.

When Eric and I moved here 19 years ago with our oldest son, we never imagined we would have to face an issue like this. We have since had two more sons and have loved being in the same home, paying our property taxes, and being neighborly. We know our immediate neighbors and have taken for granted that they are long time residents.

It is very disturbing to hear about the negative impact the neighborhood Air Bnb has had thus far. I was at the most recent Planning Commission meeting to hear from both sides of the argument. I appreciate the guidelines set in place to be able to voice your opinion.

I am blessed to be able to be a homemaker. I have been actively involved at Vista Grande, Ridgecrest Intermediate School, and currently involved at Peninsula High as a parent volunteer. I have volunteered in Region 10 AYSO as a board member and as a referee. Having three sons has meant that I have had to rely on my school friends, moms and dads I know from our neighborhood for community support and help. I still have 2 sons at home and I like knowing my neighbors. Will transient people help volunteer at the local schools? I don't think so.

I do NOT like having people come in and out and the people who rent out their rooms for profit at the expense of those of us who are trying to be good neighbors. Who knows if they even report the income?

I am concerned for the safety of our boys, increase traffic, parking congestion, noise and trash created by people who have NO VESTED INTEREST in maintaining our local neighborhood. I do not like the idea of DECREASED property values, when we are planning to retire here in this neighborhood. We like knowing full time residents who care about RPV and want to vote and stay informed. Transient people DO NOT care.

I know that RPV is trying to find a way to get income from these Air BnB operators, but that would be virtually impossible to keep track and enforce. These operators are also undermining places like Terranea resort.

We wholeheartedly support a FULL BAN in Short Term Rentals. Keep these out of Rancho Palos Verdes. We are a neighborhood community, not a tourist destination. When I invite people to stay at our house, those are our family and friends and our guests. We do NOT charge for that. We show hospitality without that payment in return.

Thank you,

Eric and Janet Louie
28719 Lomo Drive, RPV

19 year RPV resident

PS I (Janet) cannot attend the Sept. 20 meeting, so this is my email to voice my opinion.

Octavio Silva

From: Guri Otterlei <guri.otterlei@cox.net>
Sent: Monday, September 12, 2016 10:05 AM
To: CC; PC; Octavio Silva
Subject: Fwd: Status of Upcoming City Council Meeting on September 20

To the Rpv City Council and Planning Commission:

The link below shows properties currently listed in Rpv on Airbnb and demonstrated the magnitude of this rapidly growing problem. How can our city leaders let this continue? This business is about making easy money at neighbors' expense, and not about property rights or a temporary arrangement to help someone pay their mortgage here in Rpv.

<https://www.airdna.co/city/us/california/rancho-palos-verdes/top>

Please do the right thing and save our city by voting for a full ban on short term rental.

Thank you,
Guri Otterlei
Rpv resident

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 11:31 AM
To: Octavio Silva
Subject: FW: Ban Short Term Rentals--Please Do It!

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Donald Stuart [mailto:dmstuart@cox.net]
Sent: Monday, September 12, 2016 11:27 AM
To: PC <PC@rpvca.gov>
Subject: Ban Short Term Rentals--Please Do It!

We are strongly opposed to allowing short terms rentals within the city of RPV. We have lived in the city since 1971, and have enjoyed the quality of the neighborhoods. Short term rentals decrease this quality.

Donald M. and Norma J. Stuart

57 Santa Barbara Drive

RPV 90275

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 12:13 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: short term rentals

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Terry Bettino [mailto:terry.bettino@gmail.com]
Sent: Monday, September 12, 2016 12:05 PM
To: CC <CC@rpvca.gov>
Subject: short term rentals

As a resident of Rancho Palos Verdes I would strongly encourage the City Council to vote against allowing short term rentals in RPV. Anyone who is familiar with the negative impact this practice has had on other neighborhoods in Los Angeles-noise, late night partying and traffic and parking problems knows these things are very difficult to control with short term vacation rentals. I live at the top of a very small spur of Rockinghorse Road which is a private street that all residents pay to maintain. The road is a very narrow dead end and cars cannot pass if the street is parked up on both sides, leaving residents at the top trapped. Also, everyone on my side of the hill knows how the noise from loud, late night parties reverberate through the canyons. These kinds of nuisances are bad for property values and expensive for law enforcement. If the surrounding upscale communities have banned the practice, why on earth would RPV allow it? Better to ban it in the first place than be forced to dial it back later. I urge the City Council to please oppose this now!

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 12:14 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban on short term rentals; I am in support of a total ban on short term rental in the city of RPV.

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Virginia y [mailto:vluckyee@gmail.com]
Sent: Monday, September 12, 2016 10:34 AM
To: CC <CC@rpvca.gov>
Subject: Ban on short term rentals; I am in support of a total ban on short term rental in the city of RPV.

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 1:23 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Air B & B

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Nancy Hauge [mailto:nlhauge@cox.net]
Sent: Monday, September 12, 2016 1:13 PM
To: CC <CC@rpvca.gov>
Subject: Air B & B

I support the full ban of short-term rentals without any exceptions in the City of Rancho Palos Verdes. We have enough problems with people coming into our city & committing crimes. These short term rentals are just inviting more problems.

I also worry about the effect they have on property values.

No short term rentals!

Nancy Hauge

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 13, 2016 6:05 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: short-term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Dana Lu <yideh1825@yahoo.com>
Sent: Monday, September 12, 2016 9:30:28 PM
To: CC
Subject: short-term rentals

Dear Sir:

We are against short-term rentals in our neighborhood. The neighbor across the street has started with Airbnb. This has caused increase in traffic and strange cars parking the neighborhood. That house was recently burglarized. With strangers going in and out of the house, we have no idea who is really supposed to be there.

There is a house on Crest Rd up the street renting to Airbnb, where every weekend you would see about 10 cars parked in driveway and on Crest Rd, causing traffic congestion, with people going in and out with their luggages. Ask yourself if you want to live next door to that house?

The cities surrounding RPV, like Redondo Beach, Manhattan Beach, Rolling Hills, and PVE have banned short-term rentals (STR) so we would be the only city allowing STR in the area. In the South Bay, the most listings for STR would be in Rancho Palos Verdes.

This would cause a decrease in our property value as we are supposed to disclose STR next to a home when it comes time to sell our house. We moved here, because it was a quiet and secluded neighborhood. This has all changed for the worse, with the introduction of short-term vacation rentals.

Thank you for your attention.

Dana Lu
resident Rancho Palos Verdes

Octavio Silva

From: Jeannette Peterson <janrpv@gmail.com>
Sent: Monday, September 12, 2016 1:59 PM
To: PC; CC; Octavio Silva
Subject: SHORT TERM RENTALS - RANCHO PALOS VERDES

September 12, 2016

TO WHOM IT MAY CONCERN:

I have been living with the nightmare of having an AireBnB, short term rental two doors from my home since the new owner purchased the property at 3664 Hightide Drive, in 2015. This property was listed and sold as a single family home at over one million dollars. The new owner has never resided in this home.

I have watched the party buses come and go. I have been awakened at 2 AM by the loud laughter, loud talking, music and drunken behavior of many guests. I have had guests who had to move downstairs to sleep on a sofa because of the excessive noise after midnight. I have witnessed cars exceeding the speed limit as they come and go from this home. Hightide Drive was a quiet cul-de-sac wherein seniors walk, children play and bicyclists ride. It is becoming unsafe.

The owners of this property are charging about \$700/night to rent this home through AireBnB. Some owners are now saying they will suffer if they lose this income. They knew when they purchased homes in an R-1, Residential, Single Family Home area, they could not operate a business. AireBnB is a business.

We are all concerned about the excessive traffic into our quiet neighborhood and especially the fact that these people are all strangers. The owners of this property are not here to monitor what is happening. The people renting the property don't care about the residents. They pay a lot of money and just want to enjoy their vacation. Meanwhile, our lives are disturbed while the owner is collecting a lot of money and sleeping peacefully in their home away from the disturbance.

I have lived on Hightide Drive for 46 years and have never had to endure this type of disturbance in our community. We all purchased our homes never dreaming we would have to fight to keep our surroundings free from a business next door. The city incorporated in 1973 to keep Rancho Palos Verdes a quiet R-1 residential community. What happened to no business in an R-1 zone?

If I sell my home I will have to declare that there is an AireBnB operating two doors away. That declaration will definitely decrease my property value. Who will purchase a million dollar plus home knowing there is a "party house" two doors away?

Permitting short term rentals as a means of income for the property owner benefits the owner, but is detrimental to the residents.

Permitting short term rentals to increase revenue for the City of RPV through collection of TOT, business licenses and permits is beneficial to the city, but is detrimental to the residents.

Other surrounding cities have all banned short term vacation rentals.

If the City of Rancho Palos Verdes can post a "Zero Tolerance Noise - Motorcycle exhaust" on Palos Verdes Drive East, I would hope they can honor the "Zero Tolerance Short Term Rentals" in Rancho Palos Verdes, that was voted on at a previous meeting.

I ask that the City Council honor the requests of the residents rather than accommodate the owners of these short term rentals.

Sincerely,

Jeannette Peterson
3650 Hightide Drive
310 541-7031

Octavio Silva

From:Carolynn Petru <carolynn.petru@gmail.com>
Sent:Monday, September 12, 2016 8:00 PM
To:Octavio Silva
Subject:Fwd: Ban on Short-Term Rentals

Follow Up Flag:Follow up
Flag Status:Flagged

----- Forwarded message -----

From: **Carolynn Petru** <carolynn.petru@gmail.com>
Date: Mon, Sep 12, 2016 at 7:57 PM
Subject: Ban on Short-Term Rentals
To: "cc@rpv.com" <cc@rpv.com>
Cc: Ara Mihranian <AraM@rpvca.gov>, octavios@rpvca.gov, DWillmore@rpvca.gov

September 12, 2016

Dear Honorable Mayor and Members of the City Council:

Please enact a ban on un-permitted short-term rentals and provide Staff with the necessary resources to enforce it. The basis for this request is simple - the unfettered transient, hotel-like use of residential property is a corrosive commercial enterprise that has no place in our neighborhoods. It's recent proliferation has, and will continue, to fundamentally alter and degrade the character and value of our residential community, not to mention our quality of life and property values.

We, like so many of our neighbors, are speaking from personal experience. There are now two short-term rentals on our short cul-de-sac street of only nineteen properties. There is another one located midway up West Crest Road, right at the steep s-curve in the roadway, which provides the only access to our neighborhood. Many of our neighbors have submitted excellent letters detailing their experiences living in close proximity to these commercial uses. Therefore, we won't repeat the laundry list of negative impacts here, but will state that it is a near certainty the problems with uncontrolled short-term rentals will continue to escalate unless decisive action is taken immediately.

Please take the following action:

Amend the Municipal Code to prohibit the rental of a dwelling unit, or portion thereof, to a person or group of persons for compensation of any kind, for lodging or sleeping purposes for a period of less than thirty consecutive calendar days whether or not the property is concurrently occupied by the property owner, except for bed and breakfast inns as provided in RPVMC Section 17.76.140.

The Municipal Code should also be amended to prohibit advertising of un-permitted short-term rentals, as well as to prohibit residential properties from being used as "party houses."

As we heard at the Planning Commission meeting on August 23rd, there are some owner-occupants renting out a single room in their homes to one or two guests at a time. These appear to be very modest operations that are carefully vetted and controlled by the owners living on-site. These property owners could avail themselves of the permit process the City has had in place since 1997, which can allow a Bed and Breakfast Inn through a Conditional Use Permit. This existing approval process is subject to a noticed public hearing before the Planning Commission; can be conditioned to address operational issues unique to each property; would be subject to carefully crafted conditions of approval that will streamline enforcement; and, any such permits would be subject to mandatory findings of approval and development standards to ensure the use does not degrade the residential character of the community, nor result in an over concentration of bed and breakfast inns in a given area.

It's important that the rules also apply to multi-family zoning districts. Consider what is going on in the City of Los Angeles - in addition to entire homes being rented out, as has already been experienced in our community, Los Angeles is also seeing an increase in multi-family units, and even entire buildings, being illegally converted into short-term rental properties. This could easily happen in our community too, especially in the Coastal Zone. As the Council may be aware, the large apartment complex at 5500 Beachview Drive was recently sold to a new owner. This 215-unit complex is located immediately east of the Terranea Resort. If multi-family units are excluded from the proposed ban, what would prevent the new owners from converting some or all of their apartment units into short-term rentals? What would the good folks at Terranea think about a new "hotel" next to them, who's guests don't pay the City's Transient

Occupancy Tax, yet flood onto their property to use all their lovely public amenities? And how would this impact the remaining permanent residents living around a de facto, un-permitted hotel?

One short-term rental operator who addressed the Planning Commission on August 23rd stated that "house sharing" is a wonderful world-wide phenomenon. No doubt because the monetary stakes are so high for the short-term rental owners and the on-line companies that promote them, they want us to think of them in benign terms, such as "hosts just sharing their homes." It sounds much more altruistic than "people who profit off their residential properties at the expense of their neighbors." If they are participating in a "sharing" economy, we wonder why they're not offering to share their profits with their neighbors who have to absorb the impacts of a commercial businesses operating in their residential neighborhoods?

Please ask yourselves, would I like to have one or more un-permitted short-term rentals in my neighborhood? Perhaps next door or across the street? Why did I move to Rancho Palos Verdes in the first place? Is it because Rancho Palos Verdes is a tranquil, family-oriented residential community? Or because it's a transient, overcrowded resort town?

Thank you very much for your time and careful consideration of this important matter.

Respectfully,

Carolynn and Andy Petru
7121 Avenida Altissima

cc: Doug Willmore, City Manager
Ara Mhrianian, Director of Community Development
Octavio Silva, Associate Planner

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 6:27 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short term ban

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPad

From: June Treherne <junetreherne@hotmail.com>
Sent: Monday, September 12, 2016 5:39:18 PM
To: CC
Subject: Short term ban

Dear City Council,

We have already emailed you with our desire to vote for a ban on short term rentals. We did not explain why in our last email, it is partly because we live above the party house on Crest Road. This weekend there was a wedding with many people and cars parked everywhere on Crest. Most weekends there is some sort of party, last weekend a bus pulled and unloaded a large group of people. One weekend there were a large group of people renting the property and I found one guest wandering on our property below our deck. I was very upset to see a stranger wondering around, he didn't know the boundaries as he was one of the large group renting. With all the break ins we have been experiencing in RPV it doesn't help us feel safe with all these strangers in the neighborhood.

We have lived in our house for 33 years and it disturbs us to know these short term rentals are cropping up everywhere.

Thank you for your attention to this matter!

June & Derek Treherne

Sent from my iPad

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 6:26 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short term rental ban

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit

Sent using OWA for iPad

From: Eric Louie <ejlouie@yahoo.com>
Sent: Monday, September 12, 2016 5:49:12 PM
To: CC; PC
Subject: Short term rental ban

Dear City Council and Planning Commission,

I am emailing to express my support of banning short term rentals in Rancho Palos Verdes.

I feel that this step is needed to protect the residents. While the argument may be that there is not a high percentage of "bad" rentals, if thst is next door to you that is disruptive. Also, a home is typical a very large investment for a person and not that liquid where someone can easily move.

Thank you for your consideration.

--Eric

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 5:21 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Thanks I just saw YOUR EXCELLENT LETTER.....e: Rental of short-term residential homes - OPPOSE

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: Susan [mailto:sueestes@cox.net]
Sent: Monday, September 12, 2016 5:11 PM
To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>
Subject: Fwd: Thanks I just saw YOUR EXCELLENT LETTER.....e: Rental of short-term residential homes - OPPOSE

---- Susan <sueestes@cox.net> wrote:

> As a home owner (Susan M. Estes, 3446 Seaglen Dr., RPV and 36 year
> resident of RPV) I strongly OPPOSE any short-term rental of
> residential homes in RPV. As I am unable to attend the Sept. 20, 7:00
> pm meeting at Hesse Park, please count my voice in opposition to this.
>
> Other Peninsula communities have wisely voted against this.
> Communities that have allowed these short term rentals find many
> difficulties, possibly lowering property value, and hence revenue for same cities.
>
> Please respond that my voice will be counted.
>
> Sincerely,
>
> Susan M. Estes
> 310-377-0773

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 5:21 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: Noel Park [mailto:noelparkone@gmail.com]
Sent: Monday, September 12, 2016 4:47 PM
To: CC <CC@rpvca.gov>
Subject: Short term rentals

I support a total ban on short term rentals. The proposal put forward by the Planning Commission is unenforceable and will only lead to endless scams by people looking to make money from commercial businesses in our R1 neighborhoods.

All of the surrounding and beach cities have banned them. If we allow this loophole we will be inundated.

Noel Park
6715 El Rodeo Road
RPV 90275
562-413-5147

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 5:02 PM
To: Octavio Silva
Subject: FW: Support for Full Ban on Short Term Rental in RPV

Follow Up Flag: Follow up
Flag Status: Completed

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Karen & Chan [mailto:keyshiao@cox.net]
Sent: Monday, September 12, 2016 4:13 PM
To: CC <CC@rpvca.gov>
Cc: PC <PC@rpvca.gov>
Subject: Support for Full Ban on Short Term Rental in RPV

Dear Sir/Madam,

My name is Karen Shiao and I'm writing to urge RPV City Council to vote for complete ban on short term rental city wide without exception. I reside at 7131 Avenida Altissima, RPV, and have come to believe firmly that a total and complete ban on short term rental is the only solution based on my own personal experience.

I live next door to a home that was recently converted to short term rental, renting out all 5 rooms in the dwelling on a nightly basis. Since becoming a hotel, there has been a steady increase in the parade of strange cars and people coming and going at all times of the day. The house even served as a “convention center” of sorts by hosting some type of religious conference over a weekend. As a result, I’ve had strangers ringing my doorbell by mistake, strangers that I have no idea whether or not would pose as a security threat to me or my teenage children. I cannot begin to express how unsettling and unnerving it is to see strangers loitering in the backyard next door as I look out my windows, knowing that a different group of transients will be wandering about less than 20 yards away in a few days. There is no way of knowing who these here-today-gone-tomorrow strangers are and whether they are impinging on my family’s safety.

Unless a complete and total ban is codified, the flow of strangers and the attendant issues (safety, traffic, noise) will continue to persist. Moreover, it is difficult if not impossible for the City to enforce any exception, such as the one proposed by the Planning Commission allowing 1 room to be rented out when owner lives on premises. Director of Planning and Community Development admitted as much at the Planning Commission hearing in August 2016. Are the City staff supposed to “raid” these homes to see how many rooms are being used as vacation rentals? Are the staff supposed to go on “stake outs” to see if the owners live in these houses?

As a 20 year-long resident of RPV, I cherish our community and wish to preserve our neighborhood of its residential nature. Commercial activities like running a hotel decimates our sense of community and destroys the safety and serenity that we have to love about RPV. Please vote to ban short term rental completely. Thank you for your time.

Sincerely,
Karen Shiao

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 4:49 PM
To: Octavio Silva
Subject: FW: Ban on Short term rental meeting - Absentee

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Eric Doi [mailto:ericdoi@gmail.com]
Sent: Monday, September 12, 2016 3:13 PM
To: PC <PC@rpvca.gov>
Subject: Ban on Short term rental meeting - Absentee

My name is Eric Doi. I am writing this email because I am unable to attend the meeting on September 20 at Hesse Park.

My address is 6871 Crest Rd., in Rancho Palos Verdes. I am writing to express my frustrations and concerns that I have with our neighboring residence at 6857 Crest Rd. that has been operating as a short term rental property.

The Homeowners at 6857 Crest do NOT live there. The House and property is mainly being used as an event venue/facility for wedding receptions and big parties on weekends; and on other days, as a 2-5 day vacation rental during the week. The only day that no one is renting the property is Monday, which is their designated cleaning day. Every Monday, the same cleaning crew goes in and cleans the entire property

and takes the trash to the curb to be picked up on Tuesday morning by EDCO. They have a beautiful system all worked out.

Ever since the previous homeowners moved out this past year, It has been a very frustrating and worrisome endeavor to live next to this home. It's has literally been a weekly struggle putting up with different groups of short term renters that rent the property each week. For example, THIS weekend's wedding party had so many guests that there was traffic congested on our street. So they had a lady in the middle of our street directing traffic. It has truly become a public safety issue. And LAST weekend, for a different crowd of renters, I had to call the Lomita Sheriff's department AGAIN to come control the noise and rowdiness of inebriated guests.

There have been many weekends where live bands and/or DJs play late into the night. I have had to call the sheriffs department multiple times. But even after the excessive loud music is shut down by law enforcement, after a few minutes it is only replaced with drunken yelling and shouting. During the day we have found items that have been thrown into our backyard from the night before. On a few occasions, we have smelled marijuana being smoked which worries us because we have young kids that play outside and that's not the type of atmosphere that is representative of living in this beautiful city.

There have been multiple robberies on our street. For example, the neighbor directly below, the home across the street from us, and a third house a few houses down were recently broken into all within a 1 month time frame. Our home is located directly below the short term rental property. So we constantly have strangers watching us through the fence in the backyard. I'm sure they're just being nosy and harmless, but it only takes one person with the wrong intentions for something disastrous to occur. Therefore, with the sheer number of people that we don't know constantly coming in and out of that house; it scares us every time we leave our home unattended.

My family and I love this city, and we truly believe there is no other city like ours. It is beautiful, the people are kind, and above all we have a City Council that takes pride and fights for its people and the betterment of our city. But when it comes to this issue, we truly feel helpless. When you break it down, the only course of action that we currently have is to call the Sheriff's department after 10 o'clock for a nuisance complaint. Which simply is not enough.

I know that there are many others in the the same situation.
Please help us,

Eric Doi
6871 Crest Rd.
Rancho Palos Verdes

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 2:32 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short Term Rentals - An Unregulated Enterprise

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

-----Original Message-----

From: Tracy Burns [mailto:akamomma@gmail.com]
Sent: Monday, September 12, 2016 2:14 PM
To: CC <CC@rpvca.gov>
Subject: Short Term Rentals - An Unregulated Enterprise

Some of the AirBnB ads do cross marketing of other listed properties. This would indicate a single owner running multiple homes in residential neighborhoods, strictly as hotels and event spaces. This business is not for a little supplemental income, it's an unregulated enterprise.

For example -

30129 Via Rivera - this one cross references the AirBnB at 6857 Crest Rd <x-apple-data-detectors://0> ("Ocean View Estate" - aka Lightening Bolt Driveway - they had more parties this weekend)

(3) separate listings

<https://www.airbnb.com/rooms/14078978?guests=1&s=y50RWEzF&sug=51>
<<https://www.airbnb.com/rooms/14078978?guests=1&s=y50RWEzF&sug=51>>

https://www.airbnb.com/rooms/13981888?guests=1&s=WYXr2_qn&sug=51
<https://www.airbnb.com/rooms/13981888?guests=1&s=WYXr2_qn&sug=51>

<https://www.airbnb.com/rooms/13865431?guests=1&s=PxJio2Ho&sug=51>
<<https://www.airbnb.com/rooms/13865431?guests=1&s=PxJio2Ho&sug=51>>

The 6857 Crest Rd <x-apple-data-detectors://4/0> listing:
<https://www.airbnb.com/rooms/7575081?s=Hxl6v8gf&sug=51>
<<https://www.airbnb.com/rooms/7575081?s=Hxl6v8gf&sug=51>>

Review from AirBnB August 2016 guest -

AirBnB is notoriously uncooperative government entities or sharing records. This is a great way to make money (no taxes, no regulations) and an even better way to ruin neighborhoods.

Sincerely,
Tracy Burns

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 4:39 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Ban Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: de Lamare, R Gregory [mailto:gdelaamare@mwdh2o.com]
Sent: Monday, September 12, 2016 4:16 PM
To: CC <CC@rpvca.gov>
Cc: PC <PC@rpvca.gov>; Sokun Kan <ksokun@yahoo.com>
Subject: Ban Short Term Rentals

Dear PV City Council Members & RPV Planning Commission,

This email is to support a full ban on short-term rentals in Rancho Palos Verdes WITHOUT ANY EXCEPTIONS. The short-term rentals are disruptive to the neighborhood due to excessive traffic and noise from large events, we never know who is staying in the house next door to us, and these rentals are eroding the quality of life in Rancho Palos Verdes. We deserve the same rights to peaceful, safe enjoyment of our homes just like the residents of neighboring cities that have banned short-term rentals without any exceptions to protect homeowners in their cities.

Sincerely,

Greg de Lamare
7233 Avenida Altissima
Rancho Palos Verdes, CA

This communication, together with any attachments or embedded links, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments or embedded links, from your system.

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 4:39 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Support Total Ban on Short Term Rental

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310)544-5226
kitf@rpvca.gov

From: Karen & Chan [mailto:ckchuang@cox.net]
Sent: Monday, September 12, 2016 4:35 PM
To: CC <CC@rpvca.gov>
Cc: PC <PC@rpvca.gov>
Subject: Support Total Ban on Short Term Rental

To whom it may concern:

I'm writing to voice my **support for a total ban on short term rental without exception in RPV**. We live next door to a short term rental that rents out rooms by night. The flow of unknown cars and strangers coming into our neighborhood has increased substantially since the dwelling became an inn. It is very disconcerting that we have strangers, many of whom are male, passing thru the neighborhood transiently. I'm particularly concerned about the safety issues resulting from the transient nature of these dwellers. Many of us have children, including myself, and are troubled by not knowing who is spending the night next door. We chose to live in this family-friendly community because we wanted to feel safe. Now, as a result of these hotel operations, we have lost that sense of security. Moreover, short term rentals are commercial activities, with paying "guests" coming and going. Commercial activities are simply not permitted in residential zoning area. Please codify the total and complete ban on short term rental as soon as possible before our residential neighborhood is overrun with a slew of hotels.

Sincerely,
Chan Chuang
7131 Avenida Altisima, RPV

Octavio Silva

From: Michael Huang <mikehgalaxy@gmail.com>
Sent: Monday, September 12, 2016 4:44 PM
To: Octavio Silva; Ara Mihranian
Cc: CC; PC
Subject: Information on Short-Term Rental in RPV in Support of Full Ban of Short-Term Rental

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ara and Octavio,

The enclosed links below from AirDNA shows the number of AirBNB listings in Rancho Palos Verdes compared to all other cities on the Palos Verdes Peninsula. In summary, as of September 2016, there are 88 AirBNB rentals in the City of Rancho Palos Verdes and 13 rentals in the remaining cities of Rolling Hills, Rolling Hills Estates, and Palos Verdes Estates combined. AirDNA is a third-party service that sells marketing data for AirBNB.

Here's the link to the actual data -

City of Rancho Palos Verdes:

<https://www.airdna.co/city/us/california/rancho-palos-verdes/top>

Palos Verdes Peninsula - includes Rolling Hills, Rolling Hills Estates, and Palos Verdes Estates:

<https://www.airdna.co/city/us/california/palos-verdes-peninsu>

The top part of the webpage shows the location of the rentals on a map and the bottom part of the page contains links you can click to see the actual listings on AirBNB. The Palos Verdes Peninsula listing shows 16 properties, but 2 of them are actually in Rancho Palos Verdes and 1 of the listing is incorrect.

Again, in summary, just on AirBNB, here are the numbers is sharp contract as of September 2016:

[City of Rancho Palos Verdes - 86 Air BNB listings](#)

[City of Rolling Hills, Rollings Hills Estates, Palos Verdes Estates - all three cities combined - 13 Air BNB listing](#)

Our city has almost 7 times as many listings as all of our neighboring cities combined. The main reason for this stark contrast of numbers is that the neighboring communities all have a complete ban on short-term rentals; whereas our planning commission is going in the opposite direction and have voted to allow it. The number of rentals in the neighboring communities will decrease because they have just recently banned the practice. The number of rentals in our city will explode if we allow short-term rentals in any form in our city.

Our residents are taking the brunt of these AirBNB renters coming into our once quiet, serene neighborhood and destroying the fabric of our community. Please also keep in mind that this data is only for AirBNB. I am certain there are other listings on other websites, but I am sure the ratios of the listings in Rancho Palos Verdes versus the other cities combined will be similar to the above ratio.

This short-term rentals is big business and the operators in our city are only interested in protecting their profits. They make much more money doing short-term rentals than longer term rentals. They do not care about the effect their business has on their neighbors and community. In many cases, these operators do not even live in the community.

And yes, this is a business. It is big business and will only get bigger. AirBNB was valued as a \$20 billion company as recently as March 2015. They have actively started advertising on the local radio urging homeowners to rent out their homes for profit. KPCC reported that they have called operators to appear at the Manhattan Beach city council meetings and that they have also sent employees to these same meetings. I would not be surprised if AirBNB is supporting the operators in Rancho Palos Verdes for this upcoming meeting.

Another indication that this short-term rental is a hotel business can be seen form the information provided by AirDNA, the website with the links above. This company sells data on occupancy and rate information of short-term rentals in any given city for the operators. This information is typically used by hotels to set their room rates and compare their occupancy to their competitros. I used to manage a hotel, and we had to buy this same type of information. We are a bedroom community, and we do not want hotels in our residential areas. I urge the city council to reject the hotels we have now in residential areas and vote for the complete ban of all short-term rentals without any exceptions.

Sincerely,

Micheal Huang,
Rancho Palos Verdes

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 4:45 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Pro Ban Air B&B

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Peggy [mailto:pegathaa@aol.com]
Sent: Monday, September 12, 2016 4:27 PM
To: CC <CC@rpvca.gov>
Subject: Pro Ban Air B&B

My husband and I support the ban on Air B&B's in Rancho Palos Verdes. 100%

Peggy and John Tiberi

Octavio Silva

From: Ara Mihranian
Sent: Friday, August 26, 2016 12:41 PM
To: Octavio Silva
Subject: FW: Follow-Up Meeting. 8.23.2016

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Michael Yu [mailto:ymichael333@gmail.com]
Sent: Friday, August 26, 2016 11:52 AM
To: PC <PC@rpvca.gov>
Cc: Ken Dyda <Ken.Dyda@rpvca.gov>; Brian Campbell <BrianC@rpvca.gov>
Subject: Follow-Up Meeting. 8.23.2016

Dear Planning Commission,

This is Michael from 9 Calle Viento - Oceanfront Estates. I participate in short term rentals. There were a lot of emotions from the 8.23.2016 meeting and I corroborated on several comments:

1. Please do NOT believe everything you hear. Here is one example: Several speakers, **including a realtor who spoke**, claimed they cannot sell homes because under law they had to disclose neighbors who do short-term rentals.

My source, Stephen Haw, who has been selling homes in the Palos Verdes area for over 30 years (800-1000 homes sold), tells me sellers do NOT have to disclose this information. If they said this in court under oath, they would be committing perjury (felony). Perjury, in CA, can be punishable up to 4 years in jail.

2. We are verifying rumors that city councilman **Anthony M. Missetich** was sitting among the crowd at the planning meeting on August 23, 2016. During the planning commission's vote and opinion session, the councilman was allegedly seen in person and on camera to have shaken his head or nodded during each vote and opinion. Please verify and investigate this matter as I request the councilman to recuse himself from voting in the next "Short-Term Rentals" hearing as this is a clear violation if these rumors are true.

3. There are over 12,000 single-unit homes in Rancho Palos Verdes according to the Southern California Association of Governments. Yet, only 2-3 homes are the root cause of the anger at the August 23, 2016 planning meeting. These homes do NOT represent short-term rentals.

Let's say you are a teacher who has 30 students. 2 of the students are making 99% of the disruption. Are you going to pass detention on all 30 students? That is what you did when you voted for the full ban.

I understand a lot of votes are at stake. But you are the representatives of the city. You do not represent Side A or Side B. Your job is to represent Both.

Please re-consider by examining each possible solution carefully. You will have to consult the sheriff's department on this as well.

Thank you for your time and consideration,
Michael Yu
(310) 720-7577

Octavio Silva

From: Edwin Huber <Edwin.Huber@web.de>
Sent: Saturday, August 27, 2016 10:11 PM
To: Octavio Silva
Cc: Ara Mihranian
Subject: Restrictions for short term rentals

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Edwin and I am from Munich, Germany.

I have been a guest at 7242 Avenida Altisima and shared the home with Maura Mizuguchi, her boyfriend Mark Coleman, and three of their seven children. My two children and I enjoyed interacting with her family and the unique experience of being connected to a family in the community of Rancho Palos Verdes. My children learned so much from being part of an “American family,” and her children learned from a “German family.”

While in Rancho Palos Verdes, we enjoyed the local restaurants, being near the ocean, and everyone we met. There is no other way to enjoy such a beautiful coastline city than seek short term rentals on a site such as Airbnb as Terranea is unaffordable.

For those who are unaware how Airbnb works, to rent Maura’s property, you must verify yourself through a verification process. One of the key elements is that, you must provide the following:

1. Provide a government issued ID
2. Connect another online profile to the Airbnb account, such as LinkedIn, Facebook, Google
3. Provide a phone number that is verified by Airbnb
4. Provide an email address that is verified by Airbnb
5. Be financially subject to a large upfront deposit

Sharing the home with such a lovely family exemplified the spirit of the city of which I was privileged to visit. Please allow us to continue to do so.

Cincerely
Edwin Huber

Octavio Silva

From: Jianguo Zhu <81255201la@gmail.com>
Sent: Saturday, August 27, 2016 6:31 PM
To: Octavio Silva; Ara Mihranian
Subject: Support short term rentals in the City of Rancho Palos Verdes.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Guo and have relocated from Guangzhou, China.

While I was looking for permanent residence in Rancho Palos Verdes, I needed short term housing and was a guest at 7242 Avenida Altissima and shared the home with Maura Mizuguchi, her boyfriend Mark, and six of their seven children. My 7 year old daughter, wife and I enjoyed interacting with her family and the unique experience of being connected to a family in the community of Rancho Palos Verdes. We learned so much from being part of an “American family.”

Simple things that we did not know about were easily resolved living with Maura. We had never seen a dishwasher before, nor an American sized washer or dryer. We did not know how to operate a cook top or oven. All of this was made possible for an easy transition into the community when we moved out on our own.

Maura was so helpful in getting us settled into our new home. Assisting with the purchases of necessary household items and educating us on city services and schools. We really would not have had such a positive outlook on this city if it were not for the ability to live temporarily with local family.

Therefore, I would like you to support short term rentals in the City of Rancho Palos Verdes.

Thanks
Guo

Octavio Silva

From: Ara Mihranian
Sent: Tuesday, September 06, 2016 9:39 PM
To: Octavio Silva
Subject: Fw: proposal to restrict short term rentals in the City of Rancho Palos Verdes.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jvnikita <jvaitkute69@gmail.com>
Sent: Saturday, August 27, 2016 4:17 PM
To: Ara Mihranian
Subject: Re: proposal to restrict short term rentals in the City of Rancho Palos Verdes.

Dear City of Rancho Palos Verdes,

My name is Jovita Vaitkus and I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

I live in Chicago, IL, and each year, during the winter I travel to California to enjoy the coast line and temperate weather.

I have been a guest on multiple occasions at Maura's home at 7242 Avenida Altisima, Rancho Palos Verdes.

We enjoyed Maura's company and we are now friends. I loved the surroundings Rancho Palos Verdes has to offer and hope you allow short term rentals to continue so that visitors such as myself can benefit everything the city has to offer which include beautiful coastlines, quaint restaurants and shops, and most importantly, a connected feeling of a great community.

For those who are unaware how Airbnb works, to rent Maura's property, you must verify yourself through a verification process. One of the key elements is that, you must provide the following:

1. Provide a government issued ID
2. Connect another online profile to the Airbnb account, such as LinkedIn, Facebook, Google
3. Provide a phone number that is verified by Airbnb
4. Provide an email address that is verified by Airbnb
5. Be financially subject to a large upfront deposit

We love the community of Rancho Palos Verdes and would like to continue to enjoy the city when we return again. Please do not take this great opportunity from quests like me.

If you need to contact me my cell (224) 595-5511

Sincerely ,

Jovita Vaitkus

Octavio Silva

From: Hardy Lansaw <hardylansaw@gmail.com>
Sent: Sunday, August 28, 2016 11:26 AM
To: Octavio Silva; Ara Mihranian
Subject: Rental

Dear City of Rancho Palos Verdes:

I live with my boyfriend in Rancho Palos Verdes and am the primary care giver of his school aged son.

During the college breaks when my boyfriend's daughter comes home from college, I like to give her space and allow her time to reconnect with her dad. The divorce for his daughter has been difficult and my ability to stay overnight a few days each week at Maura Mizuguchi's home allows her private time with her dad which has helped the healing process.

During these college breaks, I need affordable short term rentals in the city of Rancho Palos Verdes, as I am the primary care giver of his school aged son, requiring me to be close proximity to his home. I take his son to school, after school activities, and prepare meals for the family.

As a result, I rent a room sporadically from Maura and enjoy feeling safe in her home with Mark, her partner, and their wonderful children. Without the ability to rent from Maura, I really do not know how our family could cope.

Please allow a resident of the City of Rancho Palos Verdes, such as myself, to have the ability to have the option to rent from a family such as Maura Mizuguchi's.

Sincerely,

Hardy Lansaw, M.A.
304-617-2425
hardylansaw@gmail.com

--

Hardy Lansaw

Octavio Silva

From: Sheng Xu <shengxu17@yahoo.com>
Sent: Sunday, August 28, 2016 8:33 PM
To: Octavio Silva; Ara Mihranian
Cc: Albert Liu
Subject: Please reconsider short term rental restrictions

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Sheng Xu and I am currently a graduate student at the Wharton School of Business.

My husband and I were guests of 7242 Avenida Altissima, the home of Maura Mizuguchi where I shared the home with her and her high school aged son.

I came to visit Los Angeles from the east coast to interview at UCLA's Anderson School of Business. The city of Rancho Palos Verdes is quite a distance to the interview location, but I yearned to be near a coast line in a quiet neighborhood and enjoy what the restaurants the city had to offer. Without Maura's home, I would not have been able to come to the city that is financially out of reach for most of us.

The shared economy is here to stay. We believe future generations will look to these early proposed regulations and laws by the City as, hopefully, a measure of its enlightened approach to an economy and a growing community. A community that in itself is surely one of the best neighborhoods any city could ask.

I am writing this to ask you to keep an open mind when this subject presents itself. Short term rentals are good for the economy of the city, the city's image.

As city council weigh the STR issue, we hope policymakers will honor the public trust and base their decisions on what's real, not on what's merely claimed.

Thanks,
Sheng Xu

Octavio Silva

From: Daniel Ray <coachray2003@yahoo.com>
Sent: Sunday, August 28, 2016 6:13 PM
To: Octavio Silva; Ara Mihranian
Subject: Against Short Term Vacation Rental Ban

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Danny Ray, I was raised in Rancho Palos Verdes and now live in Carlsbad, California.

I have been a guest at 7242 Avenida Altisima to attend my high school reunion at the local event venue at Los Verdes. I stayed with Maura Mizuguchi and her boyfriend, Mark Coleman, and four of their children. I enjoyed interacting with the family and am grateful that the City of Rancho Palos Verdes provides the option of short term rentals. Without local affordable lodging I likely would not have been able to return to the city I attended high school.

While there, I reconnected with friends at local restaurants and venues. I certainly want to return and without short term rentals like Maura's home, it would not be possible.

Sincerely,

Danny Ray

Octavio Silva

From: twnshpgrl86@gmail.com on behalf of Jess Moy <jessica.hc.moy@gmail.com>
Sent: Sunday, August 28, 2016 4:23 PM
To: Octavio Silva; Ara Mihranian
Subject: AirBnB in RPV

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

I have been a guest at 7242 Avenida Altisima in June 2014, the weekend of my wedding event held at Point Vicente Interpretive Center. Four of my bridesmaids and I stayed with Maura Mizuguchi and her son, Matthew Mizuguchi for the weekend. Without local affordable lodging for my bridesmaids and I, I would not have easily selected Point Vicente as a venue for my 150-person wedding.

My husband and I, along with our close friends, would like to use Rancho Palos Verdes for our anniversaries and continue to rekindle our nuptials in the city that brought us together. To do this, we would continue to need local affordable lodging provided through platforms such as Airbnb.

We love the community, the friendliness, and the connectedness we felt while staying with Maura. Please reconsider your ban to keep beautiful Rancho Palos Verdes accessible to folks like us.

Kindest regards,
Jessica & Jonathan Moy

Octavio Silva

From: Svea Wagner <SveaWagner@gmx.de>
Sent: Monday, August 29, 2016 12:01 PM
To: Octavio Silva

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Svea Wagner, and I am from Hamburg, Germany.

I have been a guest at 7242 Avenida Altisima and shared the home with Maura Mizuguchi, her boyfriend Mark, and six of their seven children. I have been a guest there on more than one occasion and would love to continue to enjoy what the city of Rancho Palos Verdes has to offer during my future visits. Terranea, the only other alternate lodging, is financially out of reach.

For those who are unaware how Airbnb works, to rent Maura's property, you must verify yourself through a verification process. One of the key elements is that, you must provide the following:

1. Provide a government issued ID
2. Connect another online profile to the Airbnb account, such as LinkedIn, Facebook, Google
3. Provide a phone number that is verified by Airbnb
4. Provide an email address that is verified by Airbnb
5. Be financially subject to a large upfront deposit

Sharing the home with such a lovely family exemplified the spirit of the city of which I was privileged to visit. We love the local restaurants and community. We would want to return in the future. Please allow us to do so.

Beste Grüße / Best Regards
Svea Wagner

Octavio Silva

From: phuynh007@socal.rr.com
Sent: Monday, August 29, 2016 6:44 PM
To: Octavio Silva; Ara Mihranian
Subject: Short Term Rentals (Airbnb)
Attachments: City of RPV_ST Rentals.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Rancho Palos Verdes,

Please find attached letter for my support not to ban and/or restrict short term rentals in your city. Your consideration is greatly appreciated.

Regards,
Phu Huynh / Short term renter

Sunday, August 28, 2016

City of Rancho Palos Verdes

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

Subject: Short Term Rentals via Airbnb

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

I have been a guest at 7242 Avenida Altisima with my family who were visiting from out of town. I am from City of Gardena, but chose to host my visiting family in Rancho Palos Verdes, where I could be close enough to my home. Without the availability of Maura's home, we would not have been able to spend time with my aging parents.

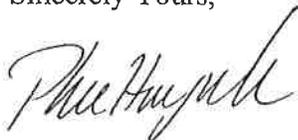
My family will be forever grateful for the opportunity to spend time collectively and appreciate the beauty of Maura's property as well as the city's openness to allow for such wonderful family time.

For those who are unaware how Airbnb works, to rent Maura's property, you must verify yourself through a verification process. One of the key elements is that, you must provide the following:

1. Provide a government issued ID
2. Connect another online profile to the Airbnb account, such as LinkedIn, Facebook, Google
3. Provide a phone number that is verified by Airbnb
4. Provide an email address that is verified by Airbnb
5. Be financially subject to a large upfront deposit

We personally love the community of Rancho Palos Verdes and would like to continue to enjoy the city when my family returns again.

Sincerely Yours,



Phu Huynh

Octavio Silva

From: Me <mdpaul@bellsouth.net>
Sent: Tuesday, August 30, 2016 10:02 PM
To: Octavio Silva
Subject: Short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Michelle Chilvers, and I am formerly from Palos Verdes and now live in Florida.

I have been a guest of several homes offered through Airbnb in Rancho Palos Verdes including the one at 7242 Avenida Altisima. I shared the home with Maura Mizuguchi, her boyfriend Mark, and six of their seven children. I have joined in her family gatherings and have felt at home in her surroundings. I would love to continue to enjoy what the city of Rancho Palos Verdes has to offer during my future visits. Terranea, the only other alternate lodging, is financially out of reach.

For those who are unaware how Airbnb works, to rent Maura's property, you must verify yourself through a verification process. One of the key elements is that, you must provide the following:

1. Provide a government issued ID
2. Connect another online profile to the Airbnb account, such as LinkedIn, Facebook, Google
3. Provide a phone number that is verified by Airbnb
4. Provide an email address that is verified by Airbnb
5. Be financially subject to a large upfront deposit

I would like to continue visiting the city and staying with its residents. Please allow short term rentals.

Sincerely
Michelle Paul
561-312-4567

Sent from my iPhone

Octavio Silva

From: Colin M <cw3rld@gmail.com>
Sent: Thursday, September 01, 2016 5:06 PM
To: Octavio Silva; Ara Mihranian
Subject: Reconsider your proposal to ban or restrict short term rentals

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Colin Miyajima, and I live in San Diego, California.

I have been a guest at 7242 Avenida Altisima along with my wife and my 15 month old daughter to attend a wedding at Wayfarer's Chapel. I stayed with Maura Mizuguchi and her boyfriend, Mark Coleman, and four of their children. I enjoyed interacting with the family and am grateful that the City of Rancho Palos Verdes provides the option of short term rentals. Without local affordable lodging I likely would not have been able to attend my dear friend's wedding.

Maura had a deposit requirement of \$2,500 for any damage done to her property, which would include any damage to surrounding areas.

With event venues such as Wayfarer's, the city needs affordable housing for those of us who are traveling in from elsewhere.

Sincerely,

Colin Miyajima

Octavio Silva

From: Kit Fox
Sent: Wednesday, September 07, 2016 7:36 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Rancho Palos Verdes| Airbnb

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Chris <christinenayebyan@yahoo.com>
Sent: Wednesday, September 7, 2016 7:05:40 PM
To: CC
Subject: Rancho Palos Verdes| Airbnb

Sent from my iThingy

Hello,

I hope this email finds you well. I am reaching out in hopes to defer the city from banning airbnb rentals from taking place. I have been renting with a lovely host named Maura on a yearly basis and I can't stress how appreciative I am for the city and my time spent in her beautiful home. I have built a caring friendship with her and i treat her home like my own each time.

Our favorite brunch spot on our stays is the Yellow Vase as well as many of the delicious restaurants Palos Verdes has to offer! Maura's airbnb rental has allowed me and my guest to truly understand the beauty of the city and have a greater appreciation through the eyes of a warm hearted family who gives us genuine recommendations for activities and places to eat. I cant say I would feel the same way about the city if I stayed at a generic hotel.

I urge you to reconsider and think about the special experience you will be taking away from others to enjoy. I appreciate your time and reconsideration on this issue.

I hope the right decision is made for the good of the community to allow airbnb rental to spread the appreciation and small business revenue through an amazing technology that connects people and brings them together in a way that has never been done before.

If you need any further information please feel free to reach out via email.

Best,
Christine Nayebyan
Analyst, The Walt Disney Company
chrstine.nayebyan@disney.com

Octavio Silva

From: Kit Fox
Sent: Wednesday, September 07, 2016 7:36 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short term rentals in RPV

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Jianguo Zhu <81255201la@gmail.com>
Sent: Wednesday, September 7, 2016 7:00:59 PM
To: CC
Subject: Short term rentals in RPV

To whom it may concern,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Guo and have relocated from Guangzhou, China.

While I was looking for permanent residence in Rancho Palos Verdes, I needed short term housing and was a guest at 7242 Avenida Altisima and shared the home with Maura Mizuguchi, her boyfriend Mark, and six of their seven children. My 7 year old daughter, wife and I enjoyed interacting with her family and the unique experience of being connected to a family in the community of Rancho Palos Verdes. We learned so much from being part of an "American family."

Simple things that we did not know about were easily resolved living with Maura. We had never seen a dishwasher before, nor an American sized washer or dryer. We did not know how to operate a cook top or oven. All of this was made possible for an easy transition into the community when we moved out on our own.

Maura was so helpful in getting us settled into our new home. Assisting with the purchases of necessary household items and educating us on city services and schools. We really would not have had such a positive outlook on this city if it were not for the ability to live temporarily with local family.

Therefore, I would like you to support short term rentals in the City of Rancho Palos Verdes.

Thanks
Guo

Octavio Silva

From: Ara Mihranian
Sent: Wednesday, September 07, 2016 8:57 PM
To: Octavio Silva
Subject: Fw: Short Term Rental Program From City of Pacific Grove, CA

Follow Up Flag: Follow up
Flag Status: Flagged

From: Emeric Rodich <mickeyrodich@yahoo.com>
Sent: Wednesday, September 7, 2016 4:51 PM
To: PC
Subject: Short Term Rental Program From City of Pacific Grove, CA

I am aware that RPV has been discussing the implementation of a Short Term Rental Program (STRP). I have a friend that lives in Pacific Grove and he forwarded me their STRP Program information. I think what they have implemented would be worthwhile reviewing for our program in RPV. You can download it from their web site:

"<http://www.cityofpacificgrove.org/living/community-economic-development/short-term-rental-program>"

They also have two other programs listed in their web site. It is interesting to see what they charge for permits and how they collect their TOT tax.

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 7:43 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310)544-5226
kitf@rpvca.gov

From: steven kwast [mailto:kwastfamily@icloud.com]
Sent: Thursday, September 08, 2016 4:11 AM
To: CC <CC@rpvca.gov>
Subject: Short term rentals

City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Steven Kwast, and I am a service man in the United States military.

I currently live in Alabama and am previously a long term resident of Redondo Beach, where my mother still resides. My wife and I frequently visit my mother and also bring our children to visit her as well.

My wife and I were guests of 7242 Avenida Altisima, the home of Maura Mizuguchi and Mark Coleman. While there, I shared the home with two of their seven children, and her mother and step father who were visiting from Honolulu, Hawaii.

Maura is an excellent Airbnb host – going so far as to install air conditioning to address an upcoming heat wave. The installation did not go as planned and we suffered a night of unusual heat. As a result, Maura was gracious to not only reimburse us for the night's stay but also to compensate us for the uncomfortable heat.

We applaud the city for allowing short term stays to accommodate service men such as myself to come and visit and stay along the coastline and enjoy everything the city has to offer – including the great restaurants in the city.

We were able to allow our children to have private time with their grandmother in Redondo Beach and allow my wife and I to have our private time in Maura's home.

We plan to return again and hope to continue to use Airbnb for our short term stays.

Short term rentals are good for your community because they expose people from other places to the unique beauty and quality of life in Rancho Palos Verdes. They come back again to visit the restaurants, hotels, clubs, and historical locations of the community. It also increases the value of the community because of the Airbnb guest feedback mechanism and the money they reinvest in their homes that increases the value of the neighborhoods.

Please do not restrict short term rentals. It will steal away a vibrant part of your community's future business opportunities and economic growth.

Sincerely, Steve

Octavio Silva

From: Kit Fox
Sent: Thursday, September 08, 2016 8:39 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short term rental opinion

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kit

Sent using OWA for iPad

From: Irene Henrikson <Irene.henrikson@cox.net>
Sent: Thursday, September 8, 2016 8:12:43 PM
To: CC
Subject: Short term rental opinion

As a retired couple who have lived in RPV for over 25 years, we believe that short term rentals contribute positively to our city. A owner who resides in the home and rents out one room is not a problem. Those guest/s would be shopping at Golden Cove, Peninsula Center and our mall. They would be dining at Admiral Risty, Trump National and Terranea. This contributes to the RPV economy. The income would also contribute to maintaining the host home and for providing upgrades to their home.

Please do NOT ban short term rentals.

Irene and Paul Henrikson
32404 Searaven Dr.
Ranchersw

ERIC MARK
6527 Eddinghill Dr.
Rancho Palos Verdes, Ca. 90275
(562) 644-9418

September 8, 2016

City of Rancho Palos Verdes
30940 Hawthorne Blvd
Rancho Palos Verdes, Ca. 90275

Att. Octavio Silva

Re: Short Term Rentals

Dear Mr. Silva

In my testimony at the last meeting I had stated that I host noted personalities like performers, dancers, the Band Death by Chocolate from Switzerland, a US Diplomat on the way to Australia, Athletes from South Africa, Canada and Iceland, who have participated in the Crossfit Games in Carson, Ca. etc.

To proof what I stated, I am enclosing a copy of the latest reservation by Mr. Mathias Sundin from Sweden, a member of the Swedish Parliament who will live in my house from September 28 2016 until October 2 2016
See exhibit 1

Also a copy of a reservation by Tammie acknowledging that my listing in Airbnb states that "I am a straight person with high moral standards"
See exhibit 2

Therefore I never allow parties in my house. Besides my valuable collection of art shown throughout the house would be at risk if I allow too many people.

By renting rooms in a temporary basis, I am an asset to the community. I bring highly educated people from different parts of the world, who would stay in other cities if I wasn't available.

I am also including photographs of the street scene when I have guests. Eddinghill Dr. is a long street where hardly anybody parks on the street, therefore the congestion of car is zero.

Thank you for taking into consideration what I am submitting

Yours truly


Eric Mark

RECEIVED

SEP 09 2016

COMMUNITY DEVELOPMENT
DEPARTMENT



Ocean view and is decorated with expensive oil paintings. By the way, the Terranea resort is only 4 or 5 minutes from my house. You will be very comfortable here. Regards Eric



Yesterday at 6:43 AM

Mathias Good morning Thanks for your inquiry. I will be happy to host you in my house. This home is new, only five years old. The decor, the display of art and the price has impressed and delighted my guests. The room which you are inquiring about, has a private bathroom, balcony,



Yesterday at 6:39 AM

PRE-APPROVED YESTERDAY AT 6:35 AM

MATHIAS'S INQUIRY YESTERDAY AT 4:08 AM



Good morning Eric, I'm a Member of Parliament, travelling to L.A. for the XPrize Visioneers Summit at the Terranea Resort, late September. Excited to try Airbnb for the first time! Looks like a nice place to stay and earlier guests seem very happy. I only have one question: Do I have my own, private bathroom, or is it shared? All the best, Math



Yesterday at 4:08 AM

RECEIVED

SEP 09 2016

COMMUNITY DEVELOPMENT DEPARTMENT



(/users/show/38693845)



Mathias Sundin (/users/show/38693845)

Tingsryd, Sweden

4 verifications



Itinerary for your guest, Mathias

Reservation code: 9ECQTQ.

Mathias Sundin

Member since July 2015
Tingsryd, Sweden

"Member of Parliament from Sweden.

I've traveled quite a lot - love airports! - but going to try Airbnb for the first time! As a guest I guess I'm kind of Swedish: Quiet, neat and friendly.

Going now to L.A. for the XPrize Visioneers Summit. Or should I say, going back to L.A. My first big trip alone abroad was to L.A. and the E3 Expo in the late 90s. Since then I've traveled a lot to the U.S. mostly to watch or participate in presidential elections."

+ More

+46 72 538 36 74

1 guest going on this trip**Check In**

Wed, Sep 28
Anytime after 2PM

Check Out

Sun, Oct 02
11AM

Listing

3.-Mansion in Exclusive Beach Area (/rooms/2624493)
Private room

cancellation Moderate (/reservation/change?code=9ECQTQ)
4 nights total

RECEIVED

SEP 09 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

2



Thanks for the quick response, Eric. Could you please give us a few more hours to confirm the reservation? We are still working my husband's employer about the travel documents. Additionally, this Airbnb app is not letting me go back to view your property listing to show my husband who was not available while I was researching lodging options. Could you please re ind me of your general location? I submitted several requests for lodging (spreading a wide net), resulting in a hazy mind in the location of your property. Thank you. Tammie

P

Aug 17, 2016

This home is new, only 5 years old. The decor, the display of art and the price has impressed and delighted my guests.



Aug 17, 2016

Tamm Thanks for your inquiry. We are Christians and error are happy to hear from you. I don't have room No 4 available. I only have room No 1 on the second floor, which has a shared bath on the first floor. But Friday I can move you to room No. 2 which is the master bedroom untilthe end of your stay.



Aug 17, 2016

RECEIVED

PRE-APPROVED 08/17/2016

SEP 09 2016

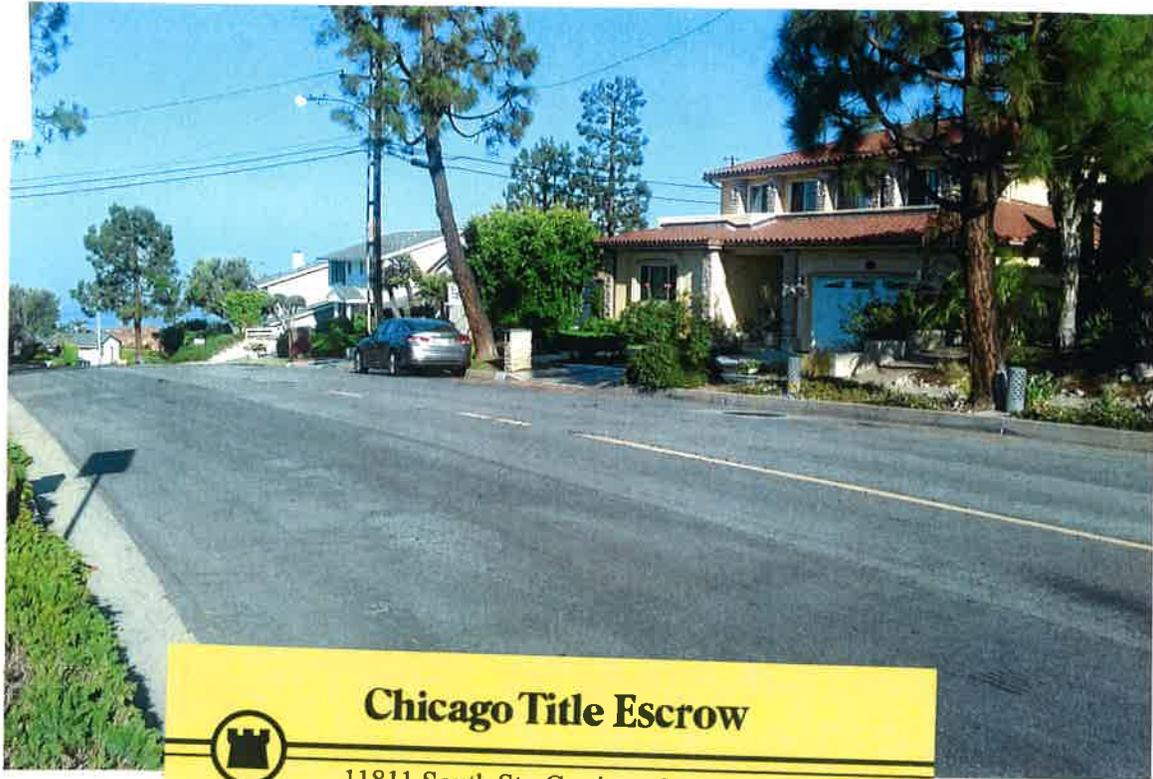
TAMMIE'S INQUIRY 08/17/2016

COMMUNITY DEVELOPMENT DEPARTMENT



Hello, My husband and I have an unexpected delay in LA. Because of unknown timelines with employer's processing of required travel documents we need to find more affordable and comfortable accommodations within a reasonable distance to LAX. I was drawn to your post as a straight person with moral standards. We are happy to say we are similar. We are a family of faith. We are looking for a place to stay at starting tonight (17 Aug 2016) if our travel document issue is not resolved. We are scheduled to check out of our hotel room by 4pm today or extend our stay here longer if we cannot find a better location. Would we have access to laundry facilities in the home and/or nearby? What would you charge for the dates requested if you are willing to entertain our request. Thank

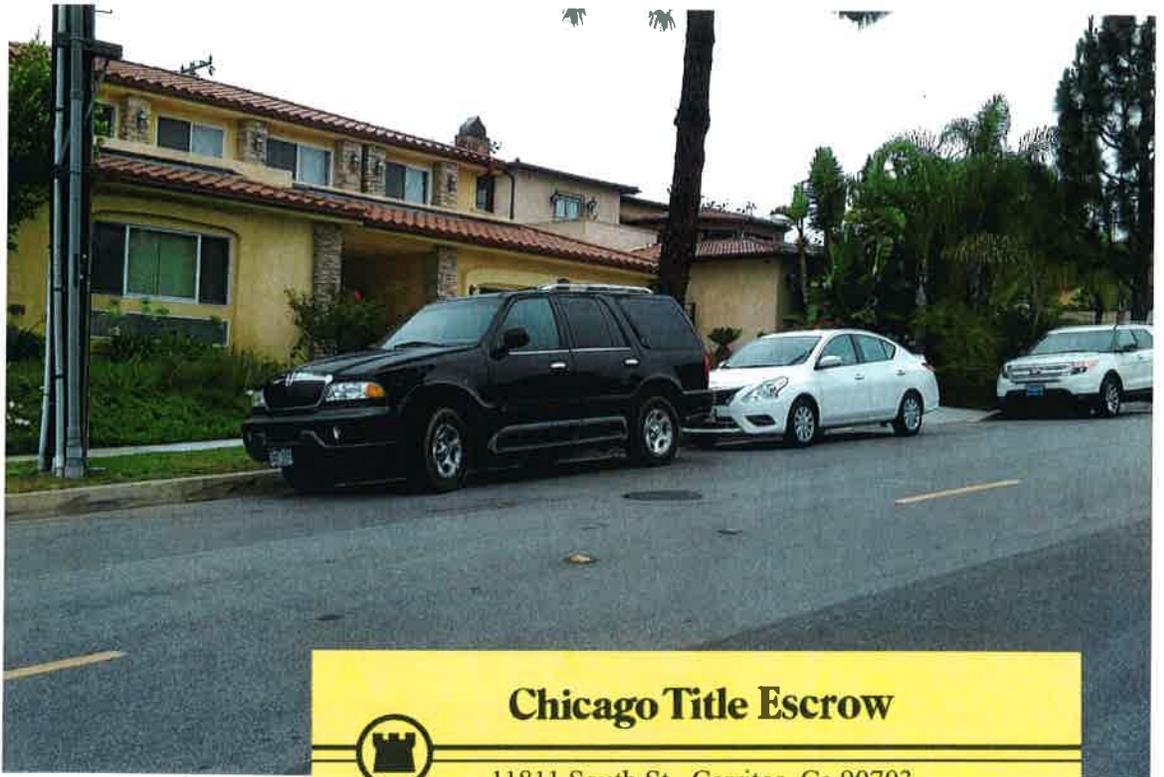
P



Chicago Title Escrow

11811 South St., Cerritos, Ca 90703
(562) 860-5510 Fax (562) 860-9640

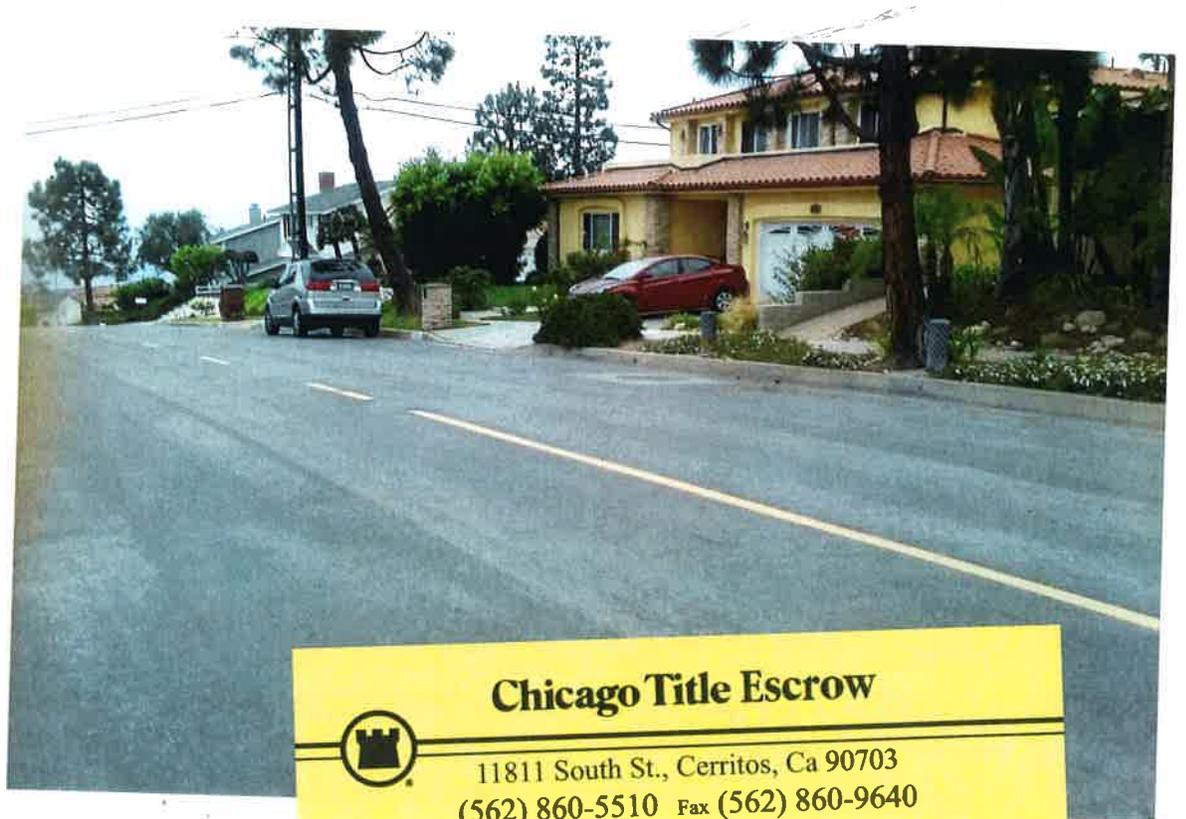
*Different Date:
Guest Parked On the Street.
Absolutely No traffic Congestion
here*



Chicago Title Escrow

11811 South St., Cerritos, Ca 90703
(562) 860-5510 Fax (562) 860-9640

*View of My house when I
have guests*



Chicago Title Escrow

11811 South St., Cerritos, Ca 90703
(562) 860-5510 Fax (562) 860-9640

*View of My home when I
have guests.
Absolutely Nobody Else Parks
on the Street*

Octavio Silva

From: Mauricio Domingo <mauriciod@Herbalife.com>
Sent: Saturday, September 10, 2016 1:14 PM
To: Octavio Silva; Ara Mihranian
Cc: CC
Subject: For your reconsideration regarding Short Term Rentals

Honorable City Counsel members:

It has been brought to my attention that there is a motion to ban short term rentals in our city. Allow me to first share with you that we benefited from a short term rental as we transitioned in to the South Bay area of Los Angeles, which ultimately led us to purchase our home here in RPV. Derived from such experience we decided to rent our home and we have had nothing but great experiences with our guests. Most of our guests come to weddings in the surrounding wedding venues, such as Terranea, Trump Golf, etc. However, we have also had visitors from throughout the United States and Europe that have come to enjoy our beautiful scenery and have chosen our community as a base for their LA or California visit. Most of our visitors come as a family and have small children or toddlers, that choose our home to benefit from our own toddler's room, play room and infrastructure that our guests would otherwise not benefit from in a hotel. STR provides people the opportunity to enjoy our beautiful city, either in an affordable manner or simply the opportunity to enjoy a more local experience while enjoying the comforts of a home.

We understand, stand by and support the city ordinance regarding noise, large gatherings, etc. We want our city to be as quiet and peaceful as it is, while at the same time welcoming and celebrating the thousands of visitors, cyclist, trail walkers, etc that enjoy the scene and beauty of our city on the weekends and holidays and that further represent a source of income to the commercial business and our community in general. In such sense, we make it clear to our guests that large gatherings, parties and non compliance with noise ordinance is absolutely prohibited. Further, this is our house and the last thing we want is for it to be visited by guests that would use our house for improper purposes or that would put ourselves at odds with our neighbors and our community. In order to accomplish this, all of our guests go through a thorough screening process that includes but is not limited to identity verification, both on line and off line, as well as previous referrals. We have rented our home out over the weekend or on holidays over 20 times in the last 12 months and have not had one complaint from anyone and as a homeowner and family have received nothing but gratefulness and outstanding guests that have treated our home as their own.

Last but not least, it is important to consider that such activity has become an important source of supplemental income for our household, that would be detrimental for us to lose.

Given the above, I respectfully urge you to reconsider such motion and in turn, continue to enforce and educate our neighbors about our city ordinances regarding noise, parties and all the other valid concerns that may have given light to the ban initiative. Please know that we have been and will continue to be committed to such ordinances and that, just as everyone else in our community, we want our city to continue being, quiet, peaceful and beautiful, while at the same time having the opportunity to share such blessings with others while having earning much needed supplemental income.

Finally, I would also like to take this opportunity to thank you for all the hard work you do for the benefit of our City and community.

With hopes that this letter may provide proper balance in order for the Honorable counsel to make a balanced and proper decision I remain,

Committed and respectfully,

Octavio Silva

From: Maura Mizuguchi <mrmizuguchi@yahoo.com>
Sent: Saturday, September 10, 2016 12:50 PM
To: Ara Mihranian; CC; Octavio Silva
Subject: Support for Short Term Rentals

By opening Terranea in 2009, we have chosen to make the city of Rancho Palos Verdes tourist friendly. As a result, we encourage people all over the world to visit us. This hotel is financially out of reach for most of the population and at many times, fully occupied. We are fortunate to live here but visiting is unaffordable and unavailable for most travelers, including family members who come to see relatives, and those attending events at the many venues in the city (Terranea, Los Verdes, Wayfarer's Chapel, Point Vicente Interpretive Center, Trump National Golf Club, Norris Theater, South Coast Botanical Gardens, and others).

Along comes the new 'shared economy' – a welcome relief to the alternative expensive lodging that is often sold out and unavailable. Creating a connection beyond a transaction is what the sharing economy is all about.

Travelers rely on short-term rentals for various reasons, including the need to accommodate larger families that would otherwise require multiple hotel rooms, travelers with special needs or special needs children, or simply a desire for more lengthy affordable stays. Travelers to Rancho Palos Verdes, especially, have limited alternatives and must turn to home sharing alternatives. The City should embrace this opportunity rather than stifle it.

There has been a good deal of misinformation spread about the "evils" of short term rentals. While there are some issues that should and need to be addressed, the majority of the complaints are overblown and in some cases manufactured. Nowhere in the City's report do I see any mention of the benefits of STRs.

STR opponents have inflated their spurious claims against STRs, claims which have generally gone unchallenged since it appears that many of those charged with the public trust—whether to govern or inform—have accepted these dubious assertions, without real, unbiased data to provide the slightest factual information.

I am writing this to ask you to keep an open mind when this subject presents itself. Short term rentals are good for the economy of the city, the city's image.

Sincerely,
Maura Mizuguchi

Octavio Silva

From: Gabriella Yap
Sent: Saturday, September 10, 2016 7:07 PM
To: Ara Mihranian; Octavio Silva
Cc: Kit Fox
Subject: Fwd: Anna Gandolfi's support for short term rentals in the city of Palos Verdes

Sent from my Samsung device

----- Original message -----

From: Anna Gandolfi <annagandolfi93@me.com>
Date: 9/10/2016 2:45 PM (GMT-08:00)
To: Octavio Silva <OctavioS@rpvca.gov>, Ara Mihranian <AraM@rpvca.gov>, CC <CC@rpvca.gov>
Subject: Anna Gandolfi's support for short term rentals in the city of Palos Verdes

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

I am an international student studying at Marymount California University and I am originally from Lake Como, Italy.

My family comes to visit me several times a year and needs affordable short term rental homes in the community. One of the homes we have benefitted from has been 7242 Avenida Altisima, owned by Maura Mizuguchi. She has been so kind and generous with my family. I wouldn't have known where my family could have stayed if it wasn't for Maura's generous offer.

I rely on the city to continue to allow this and I hope you consider my thoughts in your regulations.

Sincerely,
Anna Gandolfi

Octavio Silva

From: Kit Fox
Sent: Saturday, September 10, 2016 8:37 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Support for Short Term Rentals

FYI

Kit

Sent using OWA for iPhone

From: Coleman, Mark S <Mark.Coleman@charter.com>
Sent: Saturday, September 10, 2016 12:28:33 PM
To: CC; PC; Doug Willmore; Ken Dyda
Cc: Brian Campbell
Subject: Support for Short Term Rentals

Dear City of Rancho Palos Verdes,

I have lived on the Palos Verdes Peninsula for almost 20 years. For the past two and a half years I have been a resident in RPV living with my girl friend. When we met she told me about this great social experience that she was part of by renting out her home to people from all over the world. At first I was skeptical but after moving in with her and meeting our guests I had the opportunity to sit and talk with them to gain a greater understanding of how the rest of the world thinks of America and the impact that we have on others living around the world, I became a true believer. My faith in this new paradigm of a shared economy only grew stronger after my four boys who stay with us every other weekend began to meet and interact with the guests. Their initial reaction was to be shy and insecure. Now they greet guests at the door show them around and if they are traveling with children of their own play with them, even if they do not speak English. Our children now understand what a privilege it is to live in America, especially Palos Verdes and have become sensitive and considerate to people of different color and ethnic backgrounds.

I do believe that some of the key benefits for having Airbnb in our community is the infusion of dollars spent at all of the restaurants and shops. The availability for attendees to stay close to all of the local event locations; Wayfarers Chapel, Trump, Los Verdes, Terranea, La Venta, Palos Verdes Golf Club, Wayfarer's Chapel, Point Vicente Interpretive Center. But one of the most important aspects that it brings to our area is the feeling of security. When guest stay in our home they are usually on a different schedule than we are so it is difficult for criminals to determine when the house is empty.

So please remain open minded about short term rentals and look at the positive impact to our community and not a few negative opponents who are basing their decisions and comments on many misguided facts that have no validation, such as traffic impact and crime.

Thank you

Mark S Coleman

Octavio Silva

From: Gabriella Yap
Sent: Saturday, September 10, 2016 7:11 PM
To: Octavio Silva; Ara Mihranian
Cc: Kit Fox
Subject: Fwd: Short-Term Rental Alliance with City of RPV

Sent from my Samsung device

----- Original message -----

From: Paul.Henrikson@cox.net
Date: 9/10/2016 3:36 PM (GMT-08:00)
To: CC <CC@rpvca.gov>, Ara Mihranian <AraM@rpvca.gov>, Octavio Silva <OctavioS@rpvca.gov>
Subject: Short-Term Rental Alliance with City of RPV

We, as Short-Term Rental (STR) hosts, propose an alliance between the City of Rancho Palos Verdes (RPV) and selected STR host families. Goals of this Alliance areas follows:

- a. Effective follow-up to RPV resident's complaints concerning STR activities through follow-up with RPV City, Lomita Sheriff and STR hosts
- b. Timely recommendations to both STR hosts and RPV city management on STR-related issues
- c. Timely verification of facts and identification of misinformation on STR-related issues
- d. Timely identification and implementation of follow-up actions.

Please provide feedback on goals and any recommendations for follow-up actions. Thank you.

Paul Henrikson
32404 Searaven Dr.

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 6:00 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Short Term Rentals

FYI

Kit

Sent using OWA for iPhone

From: Dorthea Montoya <dortheamontoya@msn.com>
Sent: Sunday, September 11, 2016 5:58:32 PM
To: PC; CC
Cc: Michael Montoya; asugano@adscon.com; Lori Bombard; Cengiz Volkan
Subject: Short Term Rentals

To the City Counsel and Planning Commission:

We appreciate the opportunity to express our views on short term rentals in the City of RPV.

Short term rentals create a very transient situation and the renters have no stake in the neighborhood. The influx of out-or-town visitors upsets the peaceful enjoyment of long standing residential neighborhoods.

Short-term renters have no stake in the community, and therefore no reason to care how the neighborhood around them suffers from their vacation activities. Zoning code laws exist to assure proper separation of commercial and residential use to accommodate the inevitable disruptions of the influx of tourist visiting as well as insuring the proper taxation of commercial use.

We have a neighbor that appears to have tenants for three days at a time. We have no way of knowing the vetting process utilized to screen these tenants or the nature of activities occurring. Based on the frequency of cleaning crews and trash removed it does not appear to add value to the property. The constant rotation of strangers occupying the property is concerning for our safety and property values. We believe that short term rentals are bad for our neighborhoods and recommend that RPV join the surrounding communities in banning all short term residential rentals.

Thank you for accepting our comments and considering our concerns.

Michael & Dorthea Montoya
23 Albero Court
Rancho Palos Verdes CA 90275
310-265-0501

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 5:56 PM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: AirBnB in RPV

FYI

Kit

From: twnshpgrl86@gmail.com <twnshpgrl86@gmail.com> on behalf of Jess Moy <jessica.hc.moy@gmail.com>
Sent: Sunday, September 11, 2016 5:38 PM
To: CC
Subject: AirBnB in RPV

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

I have been a guest at 7242 Avenida Altisima in June 2014, the weekend of my wedding event held at Point Vicente Interpretive Center. Four of my bridesmaids and I stayed with Maura Mizuguchi and her son, Matthew Mizuguchi for the weekend. Without local affordable lodging for my bridesmaids and I, I would not have easily selected Point Vicente as a venue for my 150-person wedding.

My husband and I, along with our close friends, would like to use Rancho Palos Verdes for our anniversaries and continue to rekindle our nuptials in the city that brought us together. To do this, we would continue to need local affordable lodging provided through platforms such as Airbnb.

We love the community, the friendliness, and the connectedness we felt while staying with Maura. Please reconsider your ban to keep beautiful Rancho Palos Verdes accessible to folks like us.

Kindest regards,
Jessica & Jonathan Moy

Octavio Silva

From: Leslie Austdal <leslie.austdal@gmail.com>
Sent: Sunday, September 11, 2016 11:24 PM
To: Octavio Silva; Ara Mihranian; CC
Subject: Short term rentals

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Leslie Austdal, formerly from Rancho Palos Verdes. I am the daughter of Fred Hesse, Jr. and I now live in Norway.

For those who are not aware, Fred Hesse, Jr. was one of the founders of Rancho Palos Verdes in September 1973. He and a number of residents from neighboring cities also formed "Save our Coastline." He worked with the residents, county and state, to form the City of Rancho Palos Verdes. Without my father, RPV would be a completely different community.

Because of Airbnb, I was able to find affordable lodging for myself and my family at 7242 Avenida Altisima. Without Maura's house, I would not have been able to show my husband and my children the area I was raised, and show them all of the great work my father had done to create the City.

Maura was gracious enough to notify city officials of my return to Rancho Palos Verdes. The city officials hosted a wonderful reception at the community center named after my father, Fred Hesse Jr. My brother and his family drove from San Diego to attend the event attended by: Susan Brooks, then Mayor of RPV, Councilman Ken Dyda, Councilman Jerry Duhovic, Carolyn Lehr, RPV City Manager, and the original founders of Rancho Palos Verdes: Dina Friedson, Barbara Gleghorn, and Betty Field Strauss.

I listened to the City Council Meeting held May 17, 2016 (very interested that this is available! My city here does not make the meetings available like this).

It was interesting to hear the comments from the public on the problems: Problems related to noise, parties, parking, trash. I can understand their worries. I can understand the City staff's recommendation as well. And it is too bad that people will purchase a house for the sole purpose of renting it out as a "party house". It destroys the idea of sharing and renting people's homes with respect, which is how I think of AirBnB.

I also understand the historical foundations of the city as non-commercial as Ken Dyda said. My father worked for those ideals.

However, times have changed and a total ban would make it impossible for people like me to come back to my home town to be close to the beautiful area I love, since I no longer have family living in the area.

We reflect on fond memories to Maura's home during our visit to Rancho Palos Verdes. I enjoyed interacting with her and her family and am grateful that the City of Rancho Palos Verdes provided the option of short term rentals.

Sincerely,
Leslie Austdal

Octavio Silva

From: CARAUX Christophe <ccaraux@gmail.com>
Sent: Sunday, September 11, 2016 10:29 PM
To: Octavio Silva; Ara Mihranian; CC
Subject: Support for Short Term Rentals in Rancho Palos Verdes

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Christophe Caraux and I am from Saint-Maurice, France.

My family and I were guests at 7242 Avenida Altisima and shared the home with Maura Mizuguchi, her boyfriend Mark, and three of their seven children. We met Mark's extended family who were visiting for a social gathering from Delaware, Portland, and Huntington Beach. We enjoyed interacting with the family and the unique experience of being connected to members in the community of Rancho Palos Verdes. We came as a recommendation from a friend who stayed with Maura and Mark last year, who shared nothing but a positive experience in Rancho Palos Verdes.

While in Rancho Palos Verdes, we journeyed to many of Los Angeles' top tourist attractions, enduring commute times averaging an hour each way. The distance did not bother us as we loved Rancho Palos Verdes and its local offerings which not only included the spectacular ocean views, but the neighborhood community, restaurants, grocery stores. There is no other way to enjoy such a beautiful coastline city as a family than seek short term rentals on a site such as Airbnb.

I understand there is concern of strangers entering a neighborhood, but you should know that there is a greater concern being a stranger in someone else's home. Because of the required verification process and feedback loop required of each stay through Airbnb, any guest entering someone else's home can be rest assured to their own personal safety as a traveler. As a father of three young daughters, I have utmost concern for their safety. I know that Airbnb provides that safe haven through the verification process and feedback loop.

Sharing the home with such a lovely family exemplified the spirit of the city of which I was privileged to visit. Please allow us to continue to do so.

Kindest regards,
Christophe

Adress : 68 rue du Docteur DECORSE - 94410 SAINT MAURICE - FRANCE

Octavio Silva

From: Maret Marc <marc.maret@infocentric.ch>
Sent: Sunday, September 11, 2016 10:23 PM
To: Octavio Silva; Ara Mihranian; CC
Subject: Airbnb

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Marc Maret , I am from Switzerland and I have been a guest at a home in Rancho Palos Verdes and would love to continue to enjoy what the city of Rancho Palos Verdes has to offer during my future visits. Terranea, the only other alternate lodging, is financially out of reach for my family of 4.

For those who are unaware how Airbnb works, to rent a property, you must verify yourself through a verification process. One of the key elements is that, you must provide the following:

1. Provide a government issued ID
2. Connect another online profile to the Airbnb account, such as LinkedIn, Facebook, Google
3. Provide a phone number that is verified by Airbnb
4. Provide an email address that is verified by Airbnb
5. Be financially subject to a large upfront deposit

Such great visit exemplified the spirit of the city of which I was privileged to visit. We love the local restaurants and community. We would want to return in the future. Please allow us to do so.

Thank you very much for your consideration.

Best regards

MARC MARET
CEO

m +41 79 601 10 05
mmaret@infocentric.ch

Infocentric Research AG
Stadtturmstrasse 10
CH-5400 Baden
t +41 56 210 01 20
f +41 56 210 01 21
infocentric.ch

Social Business Collaboration 2016 (September 22-23, 2016, KOSMOS Cinema Berlin, Germany)
Tools and Technologies meet Business & Communication
[Click here for more information](#)

Octavio Silva

From: Christina Case <christina_case@yahoo.com>
Sent: Sunday, September 11, 2016 7:05 PM
To: CC; Octavio Silva; Ara Mihranian
Subject: opposition of banning short term rentals in the City of Rancho Palos Verdes

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

I have been a guest at 7242 Avenida Altisima at various times from January 2015 to May 2015 and shared the home with Maura Mizuguchi her boyfriend Mark, and their six of their seven children.

I was working temporarily in Torrance, and stayed at various neighboring cities, finding Maura's house a safe place for a middle-aged mother working far from home in Kentucky. I was relieved to have been a part of a bustling household that did not interfere with my privacy. I knew with family members coming and going, that I was safe from intrusion of outsiders.

During my stay, I frequented the local businesses, my favorite being the Palos Verdes Mall, Del Amo, beaches in Palo Verdes. I will continue to receive assignments bringing me back to the South Bay area of Los Angeles and have multiple personal trips to the area and hope that I can continue to benefit from the generosity the city has provided by allowing me to rent a room in a home in Rancho Palos Verdes.

My airbnb id is: christina_case@yahoo.com

Christina Case
Technical Consultant

cell (626)991-1408
christina_case@yahoo.com

Octavio Silva

From: Maura Mizuguchi <mr Mizuguchi@yahoo.com>
Sent: Sunday, September 11, 2016 11:58 PM
To: CC; Ara Mihranian; Octavio Silva
Subject: Re: Short Term Rentals Increase Property Values

There has been concerns that short term rentals decrease home values. In much of what I have read, this is contrary to academic research.

Attached is an article published by Cornell Real Estate Review, author, Jamila Jefferson-Jones, a graduate of Harvard Law School and Associate Professor at Barry University School of Law.

She makes several key points:

- Policies that curtail short-term rental housing are of a bygone era and are ill-suited to address the modern sharing economy.
- Full prohibitions may constitute a regulatory taking of private property without just compensation in violation of the Fifth and Fourteenth Amendments to the United States Constitution.
- Governmental restrictions on the use of real property for the purpose of short-term rentals may be classed as “inverse condemnation” – an instance where the government has taken property or impacted property rights without utilizing the condemnation process and, therefore, without providing just compensation for the taking.
- Property values may increase as a result of government’s allowing owners to enter into the short-term market, especially if, in the long-run, by doing so, the owner is able to alleviate some of the burden of ownership and thereby avoid deferring maintenance or, in the extreme, avoiding foreclosure.
- Both vacationers and those traveling for business have expressed an increased interest in staying in homes rather than hotels.

- The ability to rent one's property – even in the short-term – may be a tremendous aid to struggling homeowners. By providing short-term rentals, owner may shift and share the burden of homeownership. This shifting can help to defray mortgage, homeowners association, and real estate tax costs. Moreover, the sharing of this burden, through the consequent sharing of the benefits of homeownership – use and enjoyment in particular – can help to avoid or at least mitigate instances of blight due to disrepair, distressed sales at below-market-rate sales prices, and even foreclosures. Thus, allowing owners to home share can protect a community's character and property values by helping to insulate individual owners from the effects of negative housing market downturns.

<http://scholarship.sha.cornell.edu/cgi/viewcontent.cgi?article=1133&context=crer>

Kindest regards,
Maura Mizuguchi
Avenida Altisima

Octavio Silva

From: Roo Collins <rjdcollins@gmail.com>
Sent: Monday, September 12, 2016 3:17 AM
To: Octavio Silva; Ara Mihranian
Cc: CC
Subject: Short Term Rentals

Dear City of Rancho Palos Verdes,

I urge you to reconsider your proposal to ban or restrict short term rentals in the City of Rancho Palos Verdes.

My name is Richard Collins, and I live in London, England.

My wife and I have been a guest at 7242 Avenida Altisima to attend a wedding at Point Vicente Interpretive Center. I stayed with Maura Mizuguchi and her boyfriend, Mark Coleman, and five of their children. I enjoyed interacting with the family and am grateful that the City of Rancho Palos Verdes provides the option of short term rentals. Without local affordable lodging I likely would not have been able to attend my dear friend's wedding.

It was clear that Maura takes great pride in her property, which is maintained much better than most 5 star hotels.

With event venues such as Point Vicente Interpretive Center, the city needs affordable housing for those of us who are traveling in from elsewhere.

Sincerely,

Richard Collins

Flat 2, 33 Coolhurst Road
London
NS 8ET

Octavio Silva

From: Lori Trull <loritrull@ymail.com>
Sent: Sunday, September 11, 2016 11:08 AM
To: Irene Henrikson
Cc: CC; aram@rpv.gov; Octavio Silva
Subject: Re: Airbnb and Me

>

> Dear RPV City Council members and Staff,

>

> I have lived in RPV for 26 years. My husband died a year and a half ago. I wasn't sure how I was going to stay in the house I've lived so long. Airbnb income has managed to help me stay there.

>

> We provide recommendations to guests for dining and shopping in our area. I provide a safe, secure private haven for guests who would otherwise not be able to afford to stay in RPV. My house rules are strict, no more than 2 adults, noise levels down before 10 pm, no parties of any kind, no smoking, heavy drinking or drug use else they lose their \$500 deposit.

> I believe STRs bring in money for local businesses, provide a safer neighborhood since now there is a car always parked in my RV parking at night and add a significant value to the community. Please reconsider the proposed ban on STRs.

>

> Respectfully submitted,

>

> Lori

>

>

>

>

>

Octavio Silva

From: Irene Henrikson <Irene.henrikson@cox.net>
Sent: Sunday, September 11, 2016 6:35 AM
To: CC
Cc: aram@rpv.gov; Octavio Silva
Subject: Airbnb and Me

Dear RPV City Council members and Staff,

We have lived in RPV for 26 years. My husband and I were employed in the Aerospace industry. At the time I retired, my aged mother developed Alzheimer's disease.

It was important to us to maintain her dignity so we opted to keep her in her own home where she would be comfortable with live-in caregivers. With one person employed, we had to sacrifice our standard of living, i.e., no vacations, maintenance on our home, etc. in order to provide caregiving expenses.

Three years ago, my husband took mandatory retirement which added significant strain on our finances. He had worked four years beyond official retirement age in order to provide support for my mother. Airbnb gave us an option to help with my mother's expenses

One year ago my mother passed away. We have decided to continue with Airbnb because we enjoy meeting people (many guests grew up in PV). Airbnb allows us to select the guest/s who will be staying in our home. As seniors, we benefit from socializing with guests from all over the world and hearing their stories. The extra income bolsters our retirement income so we can maintain our home and continue to live in RPV.

We provide recommendations to guests for dining and shopping in our area. We think STRs are also a significant value to the community. Please reconsider the proposed ban on STRs.

Respectfully submitted,

Paul and Irene Henrikson
32404 Searaven Dr.

Octavio Silva

From: saiying@hotmail.com
Sent: Sunday, September 11, 2016 10:34 AM
To: Ara Mihranian; Octavio Silva
Cc: Irene Henrikson; Maura Mizuguchi
Subject: santa monica definition of home sharing vs vacation rental
Attachments: Santa Monica Short-Term Rental Home-Share Ordinance - Planning & Community Development - City of Santa Monica.pdf; Ara meeting item 6 Airbnb is taking Santa Monica and its short-term rental restrictions to court - Dan May Real Estate.pdf

Hi Ara and Octavia,

Please see the attached document about Santa Monica definition of home sharing vs vacation rental. I initially thought they did a good job, but a recent lawsuit added a new twist.

I attached the recent lawsuit (airbnb vs sonata monica) on this matter as well.

Thank you,

Ying



Overview of the Home-Sharing Ordinance

On May 12th, 2015 the Santa Monica City Council adopted the "Home-Sharing Ordinance," adding chapter 6.20 to the Santa Monica Municipal Code clarifying prohibitions against short-term Vacation Rentals and imposing regulations on Home-Sharing. This law becomes effective by **June 12th, 2015**. It allows eligible Residents (owners and tenants) to apply for a business license through the **City's Business License program**.

This Home-Sharing Ordinance provides for regulations of two types of Short-Term Rentals:

- **"Home-Sharing"** – The new law authorizes Home-Sharing, which is an activity whereby a resident hosts visitors in their home, for periods of 30 consecutive days or less, while at least one of the primary residents lives on-site throughout the visitor's stay. The guest enjoys the non-exclusive shared use of the unit with at least one of the persons who is domiciled at the location.
- **"Vacation Rental"** – The new law continues the City's longstanding prohibition against Vacation Rentals. A Vacation Rental is a rental of any dwelling unit, in whole or in part, to any persons for exclusive transient use of 30 consecutive days or less, whereby the unit is only approved for permanent residential occupancy and not approved for transient occupancy. The guest enjoys the exclusive private use of the unit.

Home-Share Application and Regulations	Information for Home-Sharers
<ul style="list-style-type: none"> • Home-Sharing Registration Application and Package • Home-Sharing Administrative Rules and Regulations 	<ul style="list-style-type: none"> • General Information Flyer • Tenant Information • Property Owner Information • Renting a Guest-House

Frequently Asked Questions

- Why did the Council adopt the Home-Sharing Law?
- What will happen to Vacation Rentals that are currently operating?
- How much does it cost to register and to get a business License to operate a Home-Share?
- Do I need a Business License to operate a Home-Share?
- How much does it cost to apply for a Business License?
- How much will I pay in Business License tax?

Permits

- [A-Z List of Permits](#)
- [Apply for Permits](#)
- [ePermits](#)
- [Records Request](#)
- [Applications & Forms](#)

Plan Check

- [What is Plan Check?](#)
- [Documents & Submittal Requirements](#)
- [Pre-submittal Review](#)
- [ePlans](#)
- [Timeline & Status](#)

Inspections

- [Inspection Process](#)
- [Building Inspection Checklists](#)
- [Schedule an Inspection](#)

Codes, Standards, Requirements

- [Santa Monica Municipal Code](#)
- [County and State Requirements](#)
- [California Building Codes](#)
- [Building Design Limitations](#)

Additional Resources

- [A-Z List of Permits](#)
- [Applications & Forms](#)
- [Department Publications](#)
- [Terms, Definitions, & Links](#)

Is there an Enforcement "grace period?"

I don't make very much money from my Home-Sharing rental, can I be exempt from having to have a business license?

Does the law apply to houses, apartments, or both?

What are Transient Occupancy Taxes?

Can a tenant operate a Home-Share?

Is there a maximum number of days I can operate a Home-Share?

May I rent a guest house?

Can I rent a unit that I do not live in for more than 30 days?

Why did the Council adopt the Home-Sharing Ordinance?

The number of Vacation Rentals has increased over the last few years, with the growth of online hosting platforms. This has reduced the number of rental units that would otherwise be available for long-term rentals. In some cities, entire apartment buildings have begun to only offer vacation rentals, essentially turning an apartment building into a hotel in a residential neighborhood. However, Council wanted to still allow individuals to rent out a room or couch to a guest in their home, whether that be an apartment or house.

What will happen to Vacation Rentals that are currently operating?

The City will be establishing a proactive enforcement program to identify Vacation Rentals that are operating. This is where an entire unit is rented out without a host on site. Vacation Rentals that are operating illegally may be issued fines of up to \$500 per day, and could even face criminal prosecution if they do not cease operating.

How much does it cost to register and to get a Business License to operate a Home-Share?

There are no fees to register or obtain a business license.

Do I need a Business License to operate a Home Share?

Yes, anyone operating a Home-Share must apply for a City business license. For more information on applying for a Business License, visit www.smgov.net/businesslicense or call the Business License unit at (310) 458-8745.

How much will I pay in Business License Tax?

Home-Sharing activities are classified as services and assigned Tax Rate Group III. As such, the annual tax is \$75 on the first \$60,000 of gross receipts. Additionally, for every \$1000 above \$60,000 a tax of 0.3% is assessed. For example, if you make \$75,000 in rent (without any deductions for expenses) in a calendar year, the Business License tax due would be:

- \$75.00 Tax on the first \$60,000 of Gross Receipts, plus
- \$45.00 Tax on the remaining \$15,000 of Gross Receipts
- **\$120.00 Total Tax** Due on \$75,000 of Gross Receipts

Note: Business License taxes are not Income Taxes. Gross Receipts are the total amount of receipts collected from rentals. No deductions may be taken for expenses, like with an Income Tax.

Is there an Enforcement "grace period?"

No. Any vacation rentals that are operating or any home-share this is operating without a business license is doing so illegally.

Vacation Rentals. Individuals or businesses operating a vacation rental must begin winding down operations immediately and should not accept any further reservations past August 31, 2015. Although the City will not begin proactive enforcement against Vacation Rentals until September 1st, Code Enforcement will respond to complaints and will begin enforcement immediately in response to complaints.

Home-Sharing. Anyone who operates a Home-Share is required to obtain a City business license. As of June 15, 2015, all individuals must register with the City and obtain a business license and comply with the Home-Sharing Ordinance and Administrative Rules and Regulations.

I don't make very much money from my Home-Sharing rental, can I be exempt from having to have a business license?

Anyone who operates a Home-Share is required to obtain a City business license. However, a person who makes \$40,000 or less annually in gross receipts may apply for a Small Business Exemption (SMMC 6.04.025). A person must pay their tax on time to qualify for the exemption; otherwise the minimum tax of \$75 and the applicable penalties will be due. Please check with the Business License office for more information at (310) 458-8745.

Does the law apply to house, apartments, or both?

The law applies to all residential units in all zones in the City, including single family houses, apartments and condominiums.

What are Transient Occupancy Taxes?

The City levies a 14% tax on the total amount paid for rental of a Home-Share in the City. Federal, State or City of Santa Monica employees on official business are exempt from this tax. The tax is paid by the guest. If payment by the guest is made through the hosting platform, it may collect the tax on your behalf. Please check with your hosting platform to see if these taxes are collected by them. Payment of Transient Occupancy Tax (TOT) is due on a monthly basis. For more information, please contact Treasury Operations at (310) 458-8741.

Can a tenant operate a Home-Share?

Yes. However, a tenant's lease may restrict such activities. Tenants should check their lease before operating a Home-Share.

Is there a maximum number of days I can operate a Home-Share?

No.

May I rent a guest house?

It depends. Any guest house that is located on a parcel that is classified as a single family can use the guest house for home-sharing. It may not be classified as multi-family. Additionally, the guest house may not be a "Rent Control Bootleg Unit as defined in section 9.04.18.075 of the Santa Monica Municipal Code. For more information please see the Renting a Guest House as a Home-Share flyer.

May I rent a unit that I do not live in for more than 30 days?

You may rent the unit for 31 days or more to a person or persons who do not live elsewhere and who intend to use the unit as their permanent residence. You may not rent the unit out for any period of time to a person or persons who reside elsewhere and intend their stay to be temporary. This is defined as corporate housing and is a zoning violation. A Residential Rental Business License is required to rent out a residence. Transient Occupancy Tax is not applicable if renting a unit for more than 30 days.

Contact Information

General Questions

Planning and Community Development
Department.
(310) 458-8341
planning@smgov.net

Business License Application Questions

Finance - Business License Division
(310) 458-8745
business.license@smgov.net

Transient Occupancy Tax Questions

Finance - Treasury Division
(310) 458-8741
treasury@smgov.net

Rent Control Questions

Rent Control Board
(310) 458-8751
rentcontrol@smgov.net

Report Illegal Vacation Rentals

Code Enforcement

Online: www.smgov.net/sm_go.aspx

Phone: (310) 458-4984

Email: code.enforcement@smgov.net

Mail: 1685 Main Street, Room 111

Santa Monica, CA 90401>

Complaints can be made anonymously. Please include the address and unit number of the location. If you wish to speak with a Code Enforcement Officer, you will need to provide your name and contact information

[Home](#) [About Us](#) [Permits](#) [Zoning](#) [Transportation](#) [Plans & Projects](#) [Code Compliance](#) [Boards & Commissions](#)

City of Santa Monica © 2016
Planning and Community Development Department
Website produced by the City of Santa Monica Web Development Division

[Facebook](#) [Twitter](#) [City Home](#)

Contact Us

1685 Main Street, Room 212
Santa Monica, CA 90401
planning@smgov.net
[Hours of Operation](#)



How May I Help You? Chat Below or Call (310) 739-8647



Airbnb is taking Santa Monica and its short-term rental restrictions to court

Posted September 2, 2016 · [Add Comment](#)



Last May, the city of Santa Monica approved a series of tough restrictions on short-term rentals commonly found on sites like Airbnb. Well, the popular hosting service struck back today, filing a lawsuit arguing that the city's new rules violate the first, fourth, and fourteenth amendments.

Santa Monica has not been shy about enforcing its short-term rental restrictions, [fining more than 890 individual hosts](#) and even [convicted one property owner](#) who was using the site to advertise five different rental properties. In July, [KPCC reported](#) that the city had also slapped Airbnb itself with \$20,000 in fines.

The company claims in the lawsuit that fines ranging from hundreds to thousands of dollars have been rolling in steadily since the city's ordinance went into effect. Airbnb maintains that it has paid all the fines, despite its belief that they are unjustified.

The company argues in the suit that it should not be held responsible for users of the site that violate restrictions imposed by the city. Under Santa Monica's ordinance, hosts cannot rent a house or a unit for less than a month unless they will be staying on-site with the guest. Other restrictions include requirements that hosts register with the city and ensure their offered units meet municipal fire and safety codes.

If hosts violate some or all of these requirements, Airbnb can be held liable for not removing their listings. The suit argues that the only way the company could comply with the city's rules would be to "regularly visit the physical location of each listing" to make sure everything was on the level.

The lawsuit also argues that the city's requirement that Airbnb disclose the names and addresses of Santa Monica-based users is an invasion of privacy and violates due process rights under the fourth amendment.

Airbnb spokesperson Alison Schumer tells the *LA Times* that “Santa Monica’s clumsily written law punishes hosts who depend on home sharing to make ends meet and travelers looking for low-cost accommodations near the beach.”

City officials, on the other hand, have been pleased with the law’s effect on the overall number of Airbnb listings in the area. In July, city spokesperson Constance Farrell told KPCC that the number of listings had more than halved since the ordinance went into effect the year before.

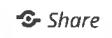


One of the first cities to pass tough restrictions on short-term rentals, Santa Monica’s ordinance was seen as a test case for how to regulate the growing short-term rental economy, which critics say takes badly needed rental units off the market and allows major property owners to operate what amount to unlicensed hotels.

This isn’t the first time the hosting service has sued cities over their short-term rental regulations. It’s also done so in San Francisco and, most recently in Anaheim—where lawmakers have decided to do away with short-term rentals all together.

- [Airbnb sues Santa Monica over short-term rental ban \[LA Times\]](#)
- [Santa Monica Just Banned Airbnb’s Biggest Moneymakers \[Curbed LA\]](#)
- [Santa Monica Just Used Its Tough New Airbnb Rules to Convict a Host \[Curbed LA\]](#)
- [Airbnb Has Paid \\$20K in Fines to Santa Monica \[Curbed LA\]](#)

Share this:



Leave a Reply

Your email address will not be published. Required fields are marked *

Name *

Email *

Website

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

Octavio Silva

From: Kit Fox
Sent: Monday, September 12, 2016 8:23 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: FW: Short Terms Rentals in Rancho Palos Verdes

FYI

Kit Fox, AICP
City of Rancho Palos Verdes
(310) 544-5226
kitf@rpvca.gov

From: Andrew Hall [mailto:andrewrhall@icloud.com]
Sent: Monday, September 12, 2016 8:22 AM
To: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>
Cc: daleshire@awattorneys.com; tigermark9@aol.com
Subject: Short Terms Rentals in Rancho Palos Verdes

To whom it may concern,

I recently had the pleasure of staying in an AirBnB in Rancho Palos Verdes for some weeks at the residence of Mr Eric Mark on Eddinghill Drive. It was an extremely pleasant experience to stay at the residence of Mr Mark where I would consider his home to be among the best I have stayed in with the benefit of being filled with works of art and other memorabilia.

I stayed in Rancho Palos Verdes and other areas around Los Angeles in AirBnB to allow me to understand better the neighborhoods and determine where I would like to relocate my family as I have recently moved to the L.A. area. I found that a short term rental using a service such as AirBnB was extremely convenient and affordable, particularly as hotels are typically full, expensive and of poor quality. I found this out the hard way when my new company booked me into The Marriott Residence Inn on the corner of Torrance & Hawthorne, where I couldn't get a good nights sleep because of guests in other rooms were either loud or banging around at all hours.

The only negative experience I experienced is the fact that Mr Mark was always extremely concerned about respecting parking in street to be only in front of his house, which I did and as far as I was aware so did the other guests I had the pleasure of meeting. I found this behavior odd at first because a public street is normally a place to freely park cars. However, whenever I did see his neighbors I could understand his concern, and even I found it disconcerting the stares I received on occasions. What I found most odd was the fact the Mr Mark would take care about his neighbors more than his neighbors would take care about him, with one of his neighbors having an air conditioning unit installed directly adjacent to fence with Mr Mark's property, which when on, projected sound straight through the guest bedroom I was occupying in the middle of the night.

I would highly recommend that you continue to support short term rentals in Rancho Palos Verdes as accommodation is very limited in the Los Angeles area with hotels overcharging as a result, and often full. Additionally, because many people like to visit Rancho Palos Verdes for hiking, or as a local base to

explore, I can see you having the potential to improve the area for the population as a whole through increased employment catering to tourists without the need to destroy the landscape with unattractive hotels, which bring a concentration of traffic and additional congestion.

At no time did I see more than the occasional car passing along Eddinghill Drive.

If you have any questions regarding the contents of this e-mail, then please do not hesitate to contact me.

Regards,
Andy Hall

Sent from my iPad

Octavio Silva

From: Maura Mizuguchi <mrmizuguchi@yahoo.com>
Sent: Monday, September 12, 2016 11:15 PM
To: CC; Octavio Silva; Ara Mihranian
Subject: College Acceptances Because of Short Term Rental Support

Follow Up Flag: Follow up
Flag Status: Flagged

College Acceptances Because of Short Term Rental Support

My son Matthew Mizuguchi attended the public schools on the Palos Verdes Peninsula. He started kindergarten at Point Vicente and graduated in 2016 from Palos Verdes High School.

The short term rental experience had such profound positive impact on my son, he wrote his college application essay on his life changing experiences. Because it demonstrated that he embraced adversity and new aged platforms, it resonated with many college admission officers. As result he is now attending Vanderbilt University, 15th ranked college in the nation for 2015, tied with Cornell, Rice, and University of Notre Dame.

His colleagues at the University are mainly from expensive and prestigious college-preparatory private schools such as Marlborough and Harvard Westlake, demonstrating the considerable achievements of the public school system in the Palos Verdes.

As the City of Rancho Palos Verdes produces students comparable to elite college-preparatory schools, we as a community must allow them to accomplish unique experiences outside of the classrooms.

See the essay below, provided by my son, Matthew.

Warm regards,
Maura Mizuguchi
7242 Avenida Altissima

On Sunday, September 11, 2016 7:53 PM, Matthew Mizuguchi <mattmakanamizuguchi@gmail.com> wrote:

Discuss an accomplishment or event, formal or informal, that marked your transition from childhood to adulthood within your culture, community, or family.

Adversity to Advantage

2011 was a year to remember. A year of change. A year of growth. Egyptian rebels protested violently to overthrow the government of Hosni Mubarak. The US launched its final shuttle for space. Outside of world events, and something more local, many of the class of 2016 were experiencing changes of its own. Changes in voice. Changes in looks. Hair. Height. All of it. Everyone going through puberty with zits galore to prove it. Perhaps lagging behind others physically, I still had a chance to grow and change in spirit.

This same year, our stepfather left the family after 12 years together. His sudden absence led me to a greater role in the household. I guided my autistic brother Kaponu through this tough time, watching over him far more than before. Mother was busy with work and around less often, forcing me to a more independent role inside and outside the family. With one less household income, we slashed many luxuries from our lives. No more vacations. No frivolous unnecessary expenditures. We focused on the basics. Despite these efforts, we needed a way to maintain our lifestyle in a privileged community.

As a second income, we sought the services of Airbnb to rent out the extra rooms in our house. This helped Kaponu and I experience the world without actually going to see the world. The world came to us. Through the years of Airbnb services, we've met people from around the world we'd have never met without it. We learned to coexist with diverse people with unique personalities and sensibilities. We've been exposed to different cultures and social graces, helping me grow more confident as a person. Talking with this wide range of people has helped me build confidence in everyday conversation. It has allowed me to speak effortlessly with total strangers who very quickly weren't strangers at all. It's given me the ability to deal with seemingly different people and showed that most of us have the same human needs.

Eventually, Mom let me take the reins of managing the renters and the household. I established and maintained contact with potential renters, collect and manage the rent, and kept our visitor families comfortable and content throughout their stay.

This experience and exposure has developed my business skills and sales techniques. I've been able to translate this experience into my own business. My partner Jay and I have co-founded a web development firm, Rack Labs Co. Jay and I have managed to become the fastest-growing web development and digital strategy agency in our town. With Jay's coding skills and my business development savvy, we've taken the Palos Verdes area by storm. We create websites for a collection of clientele from app developers to photographers. The Airbnb experience I gained has translated directly to easily meet clients and tell them Racks Labs story. We've generated leads, driven traffic, and increased sales. The product and customers are different, but the process is the same.

In our early beginnings, we tried to land big clients that were out of our league and found little success. Eventually, we determined that our approach to the market was ineffective. I suggested that we stick with local companies due to the ample need from the outdated websites they had. At first, Jay was against the idea. But, after hours of discussion, persuasion, we decided that "staying local" was indeed the best course of action. After only a few clients and rave reviews, we found companies and individuals alike seeking us out for our brand of services.

Although the absence of our stepdad hurt, it helped me reach a new level of confidence, business intelligence, and personal independence. Without this opportunity, I'm certain that I would not be the person I have today become.

As I move forward to college, a career, and life beyond, there will be challenge and adversity every step of the way. But, with confidence, intelligence, and self-determination, I know that adversity can be turned to advantage. When we open ourselves to growth and change and never quit, the world is our oyster and the sky's no limit at all.

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 13, 2016 6:03 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Enjoy Stay at 6527 Eddinghill Dr.

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Liu Lewis W. <lwl6613@hotmail.com>
Sent: Monday, September 12, 2016 10:10:07 PM
To: daleshire@awattorneys.com
Cc: CC; PC; tigermark9@aol.com
Subject: 转发: Enjoy Stay at 6527 Eddinghill Dr.

To whom it may concern

发件人: Liu Lewis W. <lwl6613@hotmail.com>
发送时间: 2016 年 9 月 13 日 2:29
收件人: tigermark9@aol.com
主题: Enjoy Stay at 6527 Eddinghill Dr.

Dear Eric,

It has been a great enjoyment stay with you at the 6527 Eddinghill in the past three months. I decided to continue my stay since the friendship and experience have been created with your hospitality, clean room, and organized in the house arrangement. I have NEVER seen any disorganized furnishing around the house, everything are in order even I have met quite a lot tenants who stayed a short period of time at your house during my stay. I definitely felt how diligent when gets to select who you extend the offer for staying at your house. The parking is very convenient, the street is quiet and never experienced any bad traffic, or any kind of traffic problem. I am so happy with the experience with the stay at your house during my transition into the area and you helped me a lot in getting tuned into the local culture, and learned good things in the city of RPV. I hope we can keep the relationship even after I become one of you and the resident of the city of RPV.

I will definitely recommend you to whoever has the needs to spent their valuable time in US, California and LA.

Cheers!
Lewis

Octavio Silva

From: Kit Fox
Sent: Tuesday, September 13, 2016 6:02 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: I am opposed to banning short term rentals.

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kit

Sent using OWA for iPhone

From: Ron R <ronreto@verizon.net>
Sent: Tuesday, September 13, 2016 1:06:29 AM
To: CC; PC
Subject: I am opposed to banning short term rentals.

Dear City Council Members and Planning Commission,

I am opposed to banning short term rentals.

The reason I support short term rentals is because:

1. I have frequently had short term renters staying at the house next door to me way back before AirBnB existed (back when people traded homes for a few weeks). They came from all over the world and they have all been extremely considerate, quiet, interesting, and very friendly. Most of them I liked even better than my neighbors.
2. I have recently looked at some AirBnB listings in Rancho Palos Verdes. Their homes all look spectacular and the hosts seem great with high standards that would only allow credible tenants. If I didn't already live here, I myself would want to stay at any of these listings (if they approved of me of course :-).
3. AirBnB verifies both the host and renters, which is good but what I found to be even more valuable is the feedback provided from host about the renters and visa versa. The hosts and renters rate each other from 1 to 5 with supporting comments. I have found the ratings together with the comments to be accurate for the hosts so I am sure they are also accurate for the renters. Together, the verification and ratings with comments provide a more accurate evaluation of the renters than renters of the long term rentals which rely only on referrals from past landlords (or friends / relatives).
4. When I travel, I myself am a short term renter using AirBnB. In May, I used AirBnB to rent a room in Toronto and another room in Montreal while traveling with my 2 adult daughters and it was a wonderful experience for all of us. The host in Toronto made sure we had everything we needed and we had living in the residential area meeting the locals and not feeling like a tourist. And the host said he loved having us, we were easy going, fun, considerate and easy to communicate with.
5. In April we rented a Swiss Chalet in Big Bear for 2 nights. The host was incredible. On our last night, the handle on the antique fireplace broke off while tending the fire. I felt it was my fault so the next morning I told the owner I will pay for it. She said it was already broken because it almost 100 years old, and refused the take any money. So I went to the local hardware store, purchased some supplies and fixed it myself. She was so taken by me fixing it that she insisted she pay me. But I refused, insisting it was my fault it broke. A few weeks later I received a large package from UPS. It was 6 boxes of the best assorted chocolates (she knew I liked chocolate). She wrote a note thanking us and said we are always welcome at her chalet and will give us a special rate. This kind of personal experience has never happened to me at the many hotels I have stayed at.
6. I have owned and lived in the same house in RPV for over 30 years and have never had any problems with short term renters. But I understand that a few (very few) residents have had issues especially when one is renting the entire house for weddings, wild parties, which creates noise and takes up parking, etc. But the majority of us who

have never had these issues from short term rentals may fear that if approved, we will be vulnerable to those same problems. I personally do not feel we will have issues if approved, maybe because I have been able to experience the benefits of short term rentals from a renters perspective. My hope is that more of us can experience and understand why short term rentals are good thing for everyone; the renters, the landlords, the neighbors, and the city. We can all be winners.

Thank you for your time in reading this,

Ron Reto
5763 Capeswood Dr.
310-418-8182

Octavio Silva

From: Maura Mizuguchi <mrmizuguchi@yahoo.com>
Sent: Monday, September 12, 2016 5:13 PM
To: CC; Ara Mihranian; Octavio Silva
Cc: Mark Coleman; Craig Douglass; Fernanda; David G; Barbara Gore; Irene Henrikson; Andrea Joannou; Eric Mark; Maya; Millie Oh; Frank Overbeek; Bonnie Porter; Yolanda Quimbayo; Alan Siegel; Ling Tang; Lori Trull; Robert Wu; Michael Yu
Subject: Support STRs in RPV

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Rancho Palos Verdes:

As a middle aged single mother whose now ex had abruptly abandoned the family in late 2011 leaving me to assume all the financial responsibility of maintaining a home and care for my two children, I had two avenues to consider: selling my home in a depressed market, or renting part of my home out.

My first priority at that moment was to my two young sons (ages 12 and 10 at that time); one of whom is autistic with severe special needs including extreme anxiety from change to his environment and engaged in self-injurious behavior. The best thing I could do for him was to bring calm to his “world” that was turned into a complete chaos.

My son's psychologist, neurologist, and pediatrician all shared the same comment - try not to change anything further in his life. Keep further disruption to a minimum which meant figure out a way to stay in my home.

After much trepidation, I initially rented my home out to long-term renters. That proved to be a mistake. They were complainers, expecting the same rights a property owner, without bearing the same costs, nor integrating into the community. My long-term renters ruined my home and furnishings.

I therefore turned to Airbnb. The anxiety that wrought my thoughts of strangers in my home as a single mother with two young boys was gut- wrenching. Publicly posting pictures of my intimate spaces, my bedrooms and my bathrooms, and then inviting complete strangers into my home was an idea rejected by all my friends and family. Yet it was the necessary step to keep the calm and consistency for my sons. With butterflies in my stomach I portrayed to my young boys that short-term rental will be a fun adventure. At night, when I was alone and frightened, I knew that was the only way to preserve the home and stability that my children desperately needed.

As we welcomed these strangers in my home, we met people from all over the world. I soon learned that coexisting with diverse people with unique personalities and preferences was a great experience for my children. We've been exposed to different cultures and social graces. While at times we struggled to overcome language barriers, we all had one thing in common---the feeling of being part of a greater community. Our guests returned our warm welcome with kindness. The gratification of having made positive impacts on our guests made us better people and a better family.

In many instances, people that were labeled as strangers, were actually friends waiting to be discovered. My children soon learned strangers did not always equal to danger.

I watched my children interact with guests and gradually develop to accept diversity in views, cultures, language, and ways of living. This has opened their minds and hearts to accept others, to become a more companionate and more understanding individual.

The positive impact was so profound that my older son wrote his college application essay on this experience, and that essay got him placed in an elite university. His life will be forever changed because of the benefits of short-term rentals guests in our home.

As for autistic son, I watched him develop and mature in ways that would not have been achievable without hosting strangers in my home. He quickly learned that having destructive tantrums was not acceptable behavior. At the start of this journey, his emotions were so volatile, that the district labeled him as "Emotionally Disturbed." After a recent school district evaluation, I am excited to share that my son is no longer tagged with that label. With his improved emotional stability, teachers are able to help him meet simple educational goals.

My home is safer, clearer, calmer, and better maintained than ever before.

It is understandable that people have "fears" of the new and the unknown. But for my family, opening my home to short term rental guests has not only brought economic relief to my family, it also brought a priceless benefit and a surprising gift to me --- it brought my autistic son back to me!

Warm regards,
Maura Mizuguchi
7242 Avenida Altisima
Rancho Palos Verdes, CA

Octavio Silva

From: Ara Mihranian
Sent: Monday, September 12, 2016 4:48 PM
To: Octavio Silva
Subject: FW: AirBNB Ban

Follow Up Flag: Follow up
Flag Status: Flagged

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



Do you really need to print this e-mail?

This e-mail message contains information belonging to the City of Rancho Palos Verdes, which may be privileged, confidential and/or protected from disclosure. The information is intended only for use of the individual or entity named. Unauthorized dissemination, distribution, or copying is strictly prohibited. If you received this email in error, or are not an intended recipient, please notify the sender immediately. Thank you for your assistance and cooperation.

From: Melissa Bettencourt [mailto:melissa@icondesignsinc.com]
Sent: Monday, September 12, 2016 3:29 PM
To: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>; daleshire@awattorneys.com
Cc: tigermark9@aol.com
Subject: RE: AirBNB Ban

To Whom This May Concern,

The purpose of this letter is to comment on the upcoming city council meeting of Rancho Palos Verdes in regards to banning short term rentals through AirBNB. I have used AirBNB a few times for work and vacation over the last 2 years. In June of 2015, I was invited to a wedding at the Wayfarers Chapel and while I was looking for accommodations, the only options were renting a room at the Terranea Hotel for over \$550 a night or booking through AirBNb at an affordable rate of \$90. With my recent experiences using AirBNB being all

positive, I knew that was the best option for my visit. I found a room at Eric Mark's home at 6527 Eddinghill Dr. and he had outstanding reviews, which is why I chose his home to stay in. Upon arriving I was greeted by Mr. Mark and surprised by how beautiful his home was. The surrounding area was gorgeous as well and very easy to park as there were no cars on the street. My weekend in RPV was amazing, I was able to eat one night at The Admiral Risty and of course had a few Starbucks visits. I believe AirBNB is a great asset to the city of RPV as for my case with out it, I would not have been able to stay in the city. The only hotel option is the Terranea and it is either sold out or priced very high making it out of reach for many of us. I do hope that the City of PRV takes this into consideration and sees the benefits of this great service.

Thank You,
Melissa Bettencourt
Product Manager
Icon Designs Inc.

Octavio Silva

From: Kit Fox
Sent: Sunday, September 11, 2016 9:45 AM
To: Octavio Silva; Ara Mihranian
Cc: Gabriella Yap
Subject: Fw: Rental

FYI

Kit

Sent using OWA for iPhone

From: Hardy Lansaw <hardylansaw@gmail.com>
Sent: Sunday, September 11, 2016 7:54:46 AM
To: CC
Subject: Rental

Dear City of Rancho Palos Verdes:

I live with my boyfriend in Rancho Palos Verdes and am the primary care giver of his school aged son.

During the college breaks when my boyfriend's daughter comes home from college, I like to give her space and allow her time to reconnect with her dad. The divorce for his daughter has been difficult and my ability to stay overnight a few days each week at Maura Mizuguchi's home allows her private time with her dad which has helped the healing process.

During these college breaks, I need affordable short term rentals in the city of Rancho Palos Verdes, as I am the primary care giver of his school aged son, requiring me to be close proximity to his home. I take his son to school, after school activities, and prepare meals for the family.

As a result, I rent a room sporadically from Maura and enjoy feeling safe in her home with Mark, her partner, and their wonderful children. Without the ability to rent from Maura, I really do not know how our family could cope.

Please allow a resident of the City of Rancho Palos Verdes, such as myself, to have the ability to have the option to rent from a family such as Maura Mizuguchi's.

Sincerely,

Hardy Lansaw, M.A.
304-617-2425
hardylansaw@gmail.com

--

Hardy Lansaw

INTRADEPARTMENTAL CORRESPONDENCE

August 8, 2013
8.2

TO: Honorable Board of Police Commissioners

FROM: Chief of Police

SUBJECT: PARTY HOUSES - CITY COUNCIL PUBLIC SAFETY COMMITTEE

RECOMMENDED ACTIONS

1. That the Board of Police Commissioners (Board) REVIEW and APPROVE this report.
2. That the Board TRANSMIT the attached Fact Sheet containing findings and recommendations to the Public Safety Committee.

DISCUSSION

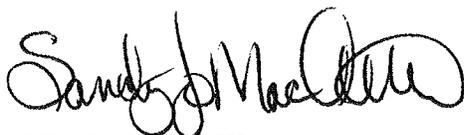
Pursuant to the November 12, 2012, motion by Fourth District Council Member Tom LaBonge, Detective Support and Vice Division conducted research pertaining to the adoption of an ordinance that regulates "party-houses." The research incorporated information from the Los Angeles City Attorney's Office, Hollywood Area, Commission Investigation Division and Emergency Operations Division.

In addition, similar ordinances from the cities of Santa Monica, Malibu and Newport Beach were reviewed to evaluate the way in which each municipality managed their respective nuisance party venue problem.

A comprehensive Fact Sheet is attached and makes recommendations in terms of ordinance language and penalty considerations. Finally, an *Ordinance Comparison Matrix* is attached for your review and consideration.

Should you have any questions, please contact Captain Kelly P. Mulldorfer, Commanding Officer, Detective Support and Vice Division, at (213) 486-0910.

Respectfully,



CHARLIE BECK
Chief of Police

Attachments

FACT SHEET

PARTY HOUSES

July 31, 2013

BACKGROUND

Pursuant to a Motion on November 21, 2012, by Councilmember Tom LaBonge, the Los Angeles Police Department (Department) was directed to research the adoption of an ordinance to regulate "party houses" similar to recently adopted ordinances by the cities of Santa Monica and Malibu that prohibit operating single family residential property as an event facility for commercial purposes. It was further directed that the research be conducted in consultation with the Planning Department, the Department of Building and Safety, and the Los Angeles City Attorney.

Detective Support and Vice Division (DSVD) was directed to draft a report pertaining to the Public Safety Committee Motion dealing with "party houses." This project was assigned to Detective III Eric Moore, Serial No. 26676, Citywide Nuisance Abatement Unit (CNAU) and Detective III Steve Park, Serial No. 25434, Field Evaluator (FE), DSVD. Detective Moore is responsible for oversight of Citywide Nuisance Abatement investigations and training. Detective Park is responsible for oversight of Operations-Valley Bureau vice investigations and training.

In 2006, Councilmember LaBonge originally introduced this "party house" Motion. The Hollywood Commanding Officer, Captain Beatrice Girmala, has deployed ongoing enforcement to mitigate nuisances at party houses in Hollywood Area. On January 17, 2010, she initiated a request for "507 Party" calls in the reporting districts notorious for party houses. The respective reporting districts yielded 403 radio calls for service in a six-month period that translated to an average of 67 radio calls for service per month.

Captain Girmala stated that "party houses" not only disrupt the quality of life for Hollywood residents by creating excessive noise, traffic, and parking issues, but they create severe public safety issues by blocking narrow streets that allow access and egress to emergency vehicles and personnel.

At the beginning of each summer, the DSVD CNAU identifies locations known for illegal parties and initiates contact with residents and property owners to dissuade them from hosting illegal parties. In May 2013, DSVD received notification of 25 illegal party house locations. One party house business was so lucrative that the property owner actually built a subterranean night club in the back yard. This particular location charged customers \$100,000 for one event. Another party house location was simply a front for an illegal sexual encounter location in a residential zone. The suspects who operated the illegal businesses deployed a number of "elaborate scams" to avoid prosecution that included claiming to be a charity to save an endangered monkey species. The related abatement investigations to remedy the locations were lengthy and costly. Unfortunately, some of the locations were scenes for sexual assaults and violent crimes before they were abated.

FACT SHEET

PARTY HOUSES

July 31, 2013

METHODOLOGY

The cities of Santa Monica and Malibu were contacted with regard to their respective approach in dealing with party houses and copies of their recently adopted ordinances were obtained (Attachments 2 and 3). The ordinances were reviewed in consultation with the Los Angeles City Attorney's Office, Police Commission, DSVD investigators, Captain Beatrice Girmala, the Hollywood Area Vice Unit, and Emergency Operations Division.

FINDINGS

A review of the aforementioned ordinances suggests that the most prudent approach would be an ordinance that articulates the outright ban of this type of commercial use in a residential area. Commercial "party houses" have historically had a host of negative affects on residential communities. Pay for entry party house events often cause excessive noise, illegal parking, traffic violations, congestion, and strained police resources. Additionally, it creates an unfair business advantage for the illegal party events competing against lawful, licensed, permitted, properly zoned venues.

The Los Angeles City Attorney advised that they currently address nuisance party house locations by prosecuting for Los Angeles Municipal Code (LAMC) §12.21.1.A.1(a), *Illegal Land Use*. The City Attorney suggested that there is a need for stricter penalties that include community service, landowner fines, and property liens.

The Police Commission Noise Enforcement Team stated that if they are required to address party locations with ongoing issues, a citation is issued to the homeowner or tenant hosting the party for noise violations. In some circumstances, stereo equipment is booked as evidence. Some homeowners or tenants hide or leave the location to avoid being cited. In those cases, the disc jockey is often cited.

Detective Support and Vice Division, CNAU, is tasked with abating ongoing nuisance party houses throughout the City when traditional enforcement at the Area level has not resolved the problem. Investigators recommend enhancing the fines attributed to party houses so the citations are not just considered as "the cost of doing business." Investigators also suggested a requirement that any permit issued be endorsed/approved at the Area level and that such enterprises be limited to three times per year.

Hollywood Area Vice staff and an Area Senior Lead Officer stated that their most effective tool to mitigate nuisance party houses has been preemptive contact with the homeowners and tenants. They regularly monitor internet websites and liaison with patrol to stop illegal parties before they occur.

FACT SHEET

PARTY HOUSES

July 31, 2013

Emergency Operation Division (EOD) was consulted due to their involvement with granting film permits and advised that when film permits are granted at locations, consideration is given to parking, traffic impact, noise, and safety issues.

The Emergency Operations Division protocols include a partnership with Film LA, which is a private nonprofit organization that coordinates and processes permits for on-location motion picture, television and commercial productions. The partnership facilitates the timely evaluation by Film LA and EOD of film permit requests.

CONCLUSIONS

Based on past experience, research, and consultation with interested stakeholders, it would be beneficial to enact an ordinance to address "party houses." The ordinance language should be crafted in such a way as to include a variety of locations and dwellings, as nuisance party locations are hosted in apartments, storefronts, warehouses, parking lots, and a variety of other venues.

RECOMMENDATIONS

A "party house" ordinance will improve the quality of life for residents of the City of Los Angeles and reduce police calls for service. The Department makes the following recommendations.

1. It is recommended that an ordinance be adopted that prohibits party house activity in residential areas of the City.
2. It is recommended that the City adopt the best practices of the Cities of Santa Monica, Malibu, and Newport Beach to address the impact of "party houses."
3. It is recommended that the term "party house" be changed to "unlawful party venue" or similar terminology.
4. It is recommended that a LAMC ordinance be created to specifically address large party events, and that it be written in a manner that affords discretion by the investigating officer(s) to effectively manage an unruly event, but not restrict the hosting of a "reasonable" event that does not negatively impact the community.
5. It is recommended that the following language be included in the ordinance:
"No person shall willfully allow or host any loud, unruly gathering that interferes with the use and/or reasonable quiet enjoyment of any residential neighborhood."
6. It is recommended that social media and/or a press conference be utilized to inform the public regarding the new ordinance.

FACT SHEET

PARTY HOUSES

July 31, 2013

7. It is recommended that a standardized number of attendees be established that would generate the requirement for a permit and that a standardized method to determine that number also be established.
8. It is recommended that a Council Motion be introduced that requires licensing for event promoters and that all "for profit" party house events be hosted only by a licensed promoter.

AGENCY AND PERSON(S) INTERVIEWED

ASSIGNMENT	AGENCY REPRESENTATIVE	TELEPHONE NO.
LOS ANGELES OFFICE OF THE CITY ATTORNEY		
Noise Enforcement Team	Supervising Deputy City Attorney Asha GREENBURG	(213)978-4090
LOS ANGELES POLICE DEPARTMENT		
Hollywood Division	Captain Beatrice GIRMALA , Serial No. 24916 Police Officer Ralph SANCHEZ , Serial No. 34919	(213) 972-2996
Emergency Operations Division	Police Officer Sam PARK , Serial No. 35234	(213) 486-0680
Operations-Central Bureau	Lieutenant Cindy BENES , Serial No. 22685	(213) 485-3101
Operations-South Bureau	Captain Anthony ODDO , Serial No. 26588	(213) 382-9045
Operations-Valley Bureau	Lieutenant Dennis BALLAS , Serial No. 25774	(818) 644-8080
Operations-West Bureau	Lieutenant Andy HEREDERO , Serial No. 20962 (Retired)	(213) 473-0277
Detective Support and Vice Division	Detective Michael OZAKI , Serial No. 25147 Detective Kyle LEWISON , Serial No. 24609 Police Officer Michael DICKES , Serial No. 34919	(213) 486-0910

Prepared by:
Detective Support and Vice Division

Attachments

1. Ordinance Comparison Matrix (*Santa Monica, Malibu, Newport Beach*)
2. Santa Monica City Council Report
3. City of Malibu Special Event Packet
4. Newport Beach Police Department "Loud and Unruly" Gathering Policy

ORDINANCE COMPARISON TABLE

Santa Monica

Malibu

Newport Beach

ATTACHMENT 1

<p>Ordinance Elements</p>	<p><u>TITLE:</u> Ordinances Regulating the Commercial Operation of Residential Properties As Event Venues <i>Santa Monica Municipal Code Section 4.08.800</i></p>	<p><u>TITLE:</u> Prohibition on Excessive Special Events in Residential Neighborhoods-Events Requiring Permits <i>City of Malibu Chapter 5.34.020</i></p>	<p><u>TITLE:</u> Loud or Unruly Gathering Ordinance (LUGO): <i>Newport Beach Municipal Code 10.66.020</i></p>
	<p>No person shall operate a single family residential property for a commercial purpose including, but not limited to, as an event facility. No business license shall be issued for such an operation. For purposes of this section, an "event facility" is utilized for gatherings of more than 150 people at one time.</p>	<p>It is unlawful for any person to conduct or hold in any residence or any residential property any special event requiring a special event permit as provided in this chapter without such a permit. A special event permit issued by the City prior to the commencement of the event shall be required for all of the following events on property located in any RR, SF, MF, MFB, or MH zone.</p>	<p>It shall be unlawful for any owner or responsible person to cause of allow a loud or unruly gathering to occur at any residential unit within the City. A loud or unruly gathering may be abated by the City by all reasonable means, including, but not limited to, an order of a peace officer requiring the loud or unruly gathering to be disbanded, the issuance of citations, and / or the arrest of any person(s) committing a violation of the law under applicable State or local laws.</p>
<p>Permit Requirement</p>	<p>No license shall be issued for such an event.</p>	<p>Special Event Permit:</p> <ul style="list-style-type: none"> • Occasional Large Event • 100 or More Persons • Any Event with Commercial Component • No Event Over 8 Hours 	<p>No permit.</p>
<p>Fine/penalty Schedule</p>	<p>Misdemeanor punishable by fine not to exceed \$1,000 per violation or imprisonment in the county jail not to exceed six months, or both, or shall be guilty of an infraction, which shall be punishable by a fine not to exceed \$250.</p>	<p>In addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of the Municipal Code violations of the provisions of this Chapter are subject to the administrative penalty provisions of Chapter 1.10 (Ord. 3524, 2008)</p>	<ul style="list-style-type: none"> • 1st Response - \$500 fine • 2nd Response - \$1,000 fine • 3rd Response - \$2,000 fine • 4th Response - \$3,000 fine • Posting of LUGO 5x11 • Placard on Property 90 Days

City Council Meeting: November 13, 2012

Agenda Item: 7-A

To: Mayor and City Council
From: Marsha Jones Moutrie, City Attorney
Subject: Ordinances Regulating the Commercial Operation of Residential Properties As Event Venues

Recommended Action

Staff recommends that the City Council either adopt the attached regular ordinance on second reading or adopt the attached proposed emergency ordinance if circumstances are determined to warrant emergency action.

Executive Summary

At its meeting of October 2nd, Council considered complaints from neighbors about a series of large, night-time events at 2009 La Mesa Drive produced for the primary purpose of marketing the home for sale. In response, Council directed staff to return with an emergency ordinance banning such activity in the City's R-1 districts. Staff returned with an ordinance on October 23rd. After the public hearing, Council modified the prohibition in the proposed ordinance, revised it into a regular ordinance, and approved the ordinance on first reading. That ordinance is now presented for second reading and adoption.

Also presented for Council consideration is the same emergency ordinance that was proposed on October 23rd. This emergency ordinance is presented in the event that the activities which have taken place most recently at 2009 La Mesa Drive warrant emergency action.

Background

Council members placed an item on the agenda for October 2nd in response to neighbors' complaints that night-time events at the single family residence at 2009 La Mesa Drive had created a nuisance and were disrupting quietude in their R-1 neighborhood. Among other things, neighbors testified that 2009 La Mesa Drive was being advertised as "The Rolling Stone's House of Rock" (The House of Rock), that the events included concert style performances, and that the traffic generated by the events imperiled the safety and welfare by interfering with access to their homes. At that

hearing, one of the owners of The House of Rock testified that she is in the business of "flipping" high-end homes and that the series of events was a clever marketing scheme. At the conclusion of the lengthy hearing, Council directed staff to return with an emergency ordinance that would prohibit the activities on October 23rd. Before that meeting, another large event was held at The House of Rock. It apparently did not significantly disrupt the neighborhood.

As directed, staff presented a proposed emergency ordinance to Council on October 23rd. Again, many people testified, including both neighbors who opposed the marketing scheme for The House of Rock and supporters who claimed, among other things, that the events benefited worthy charities. After the hearing, Council approved the proposed ordinance on first reading with two modifications. One broadened the ordinance's prohibition, and the other made it a regular ordinance. Because concern was expressed that future events, including a widely-publicized Halloween event, might again severely disrupt the neighborhood, staff assured Council that it would return with both the second reading of the regular ordinance and the emergency ordinance.

Discussion

After the Council meeting of October 23rd, neighbors, the owners, and attorneys for both contacted City staff. Neighbors expressed their concerns about the then-upcoming Halloween party, asking that ample enforcement personnel be available to address any legal violations, particularly those causing safety risks. Owners asked that the street be closed the night of the event. City staff responded by formulating contingency plans for that evening. The street was not closed pursuant to the owner's request. (While safety personnel can and do close streets when necessary to preserve safety, they do so based upon their assessment of the exigencies of the moment; the City does not have the authority to close a public street at the request of a single property owner.) On the night of the event, enforcement personnel monitored impacts, asking that noise be reduced on a couple of occasions. Apart from occasional spikes in noise, no legal violations were observed.

Since the last Council hearing, concern has also been expressed about possible code violations. These include, but are not limited to, the conversion of the attic into a recording studio and the installation of outdoor cooking facilities in the back yard. Staff is addressing these issues through its usual processes. They include interpreting the code, evaluating potential violations, issuing citations when appropriate and allowing an opportunity to correct any cited violations.

The attorney for the neighbors has continued to complain that The House of Rock constitutes a commercial endeavor in an R-1 zone and therefore the City should halt the activity. As explained in the previous staff report, staff does not believe that a court would issue a temporary restraining order or preliminary injunction halting the events at The House of Rock based on the presently existing record and current local law. However, legal staff has communicated its willingness to carefully consider any legal authority to the contrary and noted that the City could opt to participate in any lawsuit (such as a nuisance action) that the neighbors might file to attempt to halt future events.

As previously explained, staff's opinion is that local law should be modified to include an express prohibition against operating a residential property as an events facility. Accordingly, staff continues to support adoption of an ordinance.

Two ordinances are proposed with this report. The first is the second reading of the ordinance approved on October 23rd. The second is the emergency ordinance that was proposed the same evening. The substantive modification that Council made to the ordinance on the 23rd has not been included in the emergency ordinance for the reasons previously explained. Staff recommends adopting the regular ordinance on second reading unless new circumstances have arisen that, in Council's judgment, necessitate emergency action.

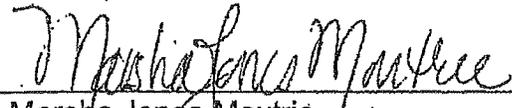
Financial Impacts

Adoption of either ordinance will not cause direct financial impacts to the City.

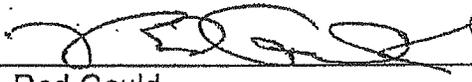
Prepared by: Marsha Jones Moutrie, City Attorney

Approved:

Forwarded to Council:



Marsha Jones Moutrie
City Attorney



Rod Gould
City Manager

Attachments:

- A. Proposed Ordinance for Second Reading
- B. Proposed Emergency Ordinance

WHEREAS, the City Council intends that this ordinance will respect the legal rights of all. It will not preclude marketing single-family residential real estate in Santa Monica through standard means. Nor will it preclude large social gatherings, charitable events or political fundraisers in residential neighborhoods; and

WHEREAS, the ordinance is intended to preclude the operation of one particular and specific type of marketing scheme that creates extreme nuisance conditions and thereby degrades public welfare, safety and quality of life in residential neighborhoods and is particularly likely to proliferate; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Santa Monica Municipal Code Section 4.08.800 is hereby added to read as follows:

(a) Prohibition: No person shall operate a single family residential property for a commercial purpose including, but not limited to, as an event facility. No business license shall be issued for such an operation. For purposes of this section, an "event facility" is property that is utilized for gatherings of more than 150 people at any one time.

(b) Penalties and Remedies:

(1) Any person violating this section shall be guilty of a misdemeanor, which shall be punishable by a fine not to exceed One Thousand Dollars (\$1,000.00) per violation, or

Approved and adopted this 13th day of November, 2012.



Richard Bloom, Mayor

State of California)
County of Los Angeles) ss.
City of Santa Monica)

I, Sarah P. Gorman, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Ordinance No. 2412 (CCS) had its introduction on October 23, 2012, and was adopted at the Santa Monica City Council meeting held on November 13, 2012, by the following vote:

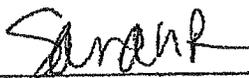
Ayes: Council members: Holbrook, McKeown, O'Connor,
Mayor Pro Tem Davis, Mayor Bloom

Noes: Council members: None

Absent: Council members: Shriver, O'Day

A summary of Ordinance No. 2412 (CCS) was duly published pursuant to California Government Code Section 40806.

ATTEST:



Sarah P. Gorman, City Clerk

Reference
Ordinance No. 2412
(CCS).

*LAST minute
BLAST*

ORDINANCE NUMBER 2412 (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA PROHIBITING THE OPERATION OF A SINGLE-FAMILY RESIDENTIAL PROPERTY FOR A COMMERCIAL PURPOSE INCLUDING, BUT NOT LIMITED TO, AS AN EVENT FACILITY

WHEREAS, the City of Santa Monica is a small, older beach community, which attracts visitors from around the world and includes some of the most desirable and expensive real estate in the country;

WHEREAS, throughout its history, the City has attracted large numbers of visitors who flock to the City, to enjoy the beach and spectacular natural setting in the day time, and the vast array of restaurants, bars, and clubs and other entertainment opportunities at night; and

WHEREAS, the City is very densely populated: 92,000 residents in just eight square miles. And, the workforce is much larger than the residential population. Thus, though the residential population numbers approximately 92,000, on weekdays approximately 250,000 people are present within the City. And, on weekends and holidays, this number swells to 500,000 or more.

WHEREAS, traffic congestion and parking shortages pose significant problems for residents; and

WHEREAS, given the present-day density of the City, the older infrastructure, and the huge numbers of visitors, the City Council makes a substantial and ongoing effort to balance residential and commercial interests and thereby protect residents' health, safety and quality of life through various laws and policies that protect safety, peace and quiet in residential neighborhoods, while also preserving the City's robust visitor-serving economy; and

WHEREAS, the Council also strives, through the adoption of policies and laws, to strike a balance that both respects individuals' rights, including their rights of privacy and assembly; and, at the same time, protects the general welfare and common good against endeavors undertaken for commercial gain that endanger the public peace and residential tranquility; and

WHEREAS, from time to time, individuals undertake commercial enterprises that are new to the City and require the re-striking of these balances; and

WHEREAS, one such new business involves "flipping" a residential property by transforming it into an event facility. The home/facility is redecorated and furnished by professional vendors who provide services and goods in return for the opportunity to display and sell their talents and wares. The facility is then marketed as a fashionable party and concert venue and held open for a series of large private events, nominally for the benefit of charities. The events attract wealthy patrons, who are potential purchasers of the home and the design services and goods showcased there. To facilitate such purchases both those attending the events and "virtual visitors" can

download a phone application that links them to information about the goods and services and enables purchases of them; and

WHEREAS, the series of charity events is a marketing ploy, which exposes the home and its contents to very large number of potential purchasers in a festive, party setting, that is more like a large, exclusive nightclub than a traditional open house or a furniture showroom; and

WHEREAS, the adverse impacts of this marketing scheme upon the neighborhood are significant. They far exceed the impacts of selling a home through traditional means, such as broker caravans and Sunday afternoon open houses because of the timing, the large numbers of vehicles and party goers, the noise, and the lights, among other things. The impacts also far exceed those of a homeowner hosting an occasional large social or charitable event, in part because the scheme involves a series of events in a relatively short period of time; and

WHEREAS, testimony and evidence presented to Council show that the impacts include, but are not limited to: major influxes of traffic to residential streets; oversized vehicles, such as stretch limousines and buses, blocking streets and driveways; attendant impairments to residents' access to their own homes and to ingress and egress by emergency personnel; loud music; bright, commercial lighting; front-yard stage shows and banner signage; degradation of air quality resulting from large numbers of idling vehicles; damage to street trees caused by oversized vehicles; and other disruptions to neighborhood tranquility, safety and aesthetics; and

WHEREAS, in addition to describing such nuisance conditions, residents also testified to Council that they feared that their own and their families' safety was

menaced by drunken event guests, disrespectful private security guards and dangerous equipment left on the street. Moreover, residents testified that family members who are very elderly or infirm might not be able, in the event of a medical emergency to receive emergency medical care because the events caused gridlock on their street and thereby made it impossible, in the event of an emergency, to travel to and from their homes and receive emergency assistance.

WHEREAS, many of the streets in the neighborhoods that are most likely to attract this type of commercial endeavor are very narrow and therefore particularly ill-suited to safely accommodate repeated, large influxes of traffic and over-sized vehicles; and

WHEREAS, the desirability of property in Santa Monica, the number of very large and elegant homes, and the City's reputation as a night-time "hot spot", and the apparent profitability of this business model all indicate that this marketing scheme is likely to proliferate unless it is prohibited; and

WHEREAS, neighborhood residents impacted by this new business have demanded that the City Council protect the quietude and safety of their street; and

WHEREAS, neighbors and others, who host large social events and donate use of their homes for charitable fund raisers, have expressed concern about the protection of their constitutional rights to privacy and to conduct non-commercial assemblies of their own choosing; and

WHEREAS, the City Council is mindful of the fact that property owners have the legal right to freely buy and sell their land; and

WHEREAS, the City Council intends that this ordinance will respect the legal rights of all. It will not preclude marketing single-family residential real estate in Santa Monica through standard means. Nor will it preclude large social gatherings, charitable events or political fundraisers in residential neighborhoods; and

WHEREAS, the ordinance is intended to preclude the operation of one particular and specific type of marketing scheme that creates extreme nuisance conditions and thereby degrades public welfare, safety and quality of life in residential neighborhoods and is particularly likely to proliferate; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Santa Monica Municipal Code Section 4.08.800 is hereby added to read as follows:

(a) Prohibition: No person shall operate a single family residential property for a commercial purpose including, but not limited to, as an event facility. No business license shall be issued for such an operation. For purposes of this section, an "event facility" is property that is utilized for gatherings of more than 150 people at any one time.

(b) Penalties and Remedies:

(1) Any person violating this section shall be guilty of a misdemeanor, which shall be punishable by a fine not to exceed One Thousand Dollars (\$1,000.00) per violation, or

imprisonment in the county jail for a period not exceeding six months, or both, or shall be guilty of an infraction, which shall be punishable by a fine not to exceed Two Hundred Fifty Dollars (\$250.00).

(2) Any person violating this section may be subject to administrative citation issued pursuant to Chapter 1.09 of this Code;

(3) The City or any interested person may seek an injunction or other relief to prevent or remedy violations of this section;

(4) The remedies provided by this section are not intended to be exclusive, and their specification here shall not prevent the City any interested person from utilizing any other remedies afforded by law.

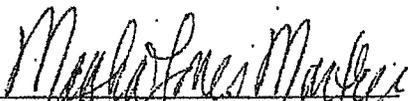
SECTION 2. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the

remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective immediately upon adoption.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

SPECIAL EVENT PERMIT AGENCY APPROVAL

SEP 13-024

Los Angeles County Sheriff – Malibu/Lost Hills Station

Event Location: 27469 PACIFIC COAST HWY

Event Start Date/Time: 8/4/2013 4:00:00 PM

Event End Date/Time: 8/4/2013 10:00:00 PM

Event Description: Private Birthday Party

Applicant/Contact: Edward Peykar

Applicant Phone #: (818)425-5757

Applicant Fax #: _____

Submit this Approval form, with attached site map and event description, to:

Deputy Brownell
 27050 Agoura Road, Calabasas CA 91302
 818-878-1808 fax 818-880-5209
 Hours: Monday – Thursday 9:00 a.m. – 5:00 p.m.

Separate applications and fees may be required. A TUP will not be issued until this form, signed by an authorized member of this agency, has been returned to the City of Malibu. Any conditions imposed by this agency will be included in the TUP.

Approved Denied Conditions Imposed: No Yes (see below)

Notes/Comments/Conditions:

Name

Date

Signature

Title

Chapter 5.34

SPECIAL EVENTS

Sections:

- 5.34.010 Purpose.
- 5.34.020 Prohibition on excessive special events in residential neighborhoods—Events requiring permits.
- 5.34.030 Application requirements.
- 5.34.040 Special event permit issuance.

5.34.010 Purpose.

The purpose of the special event permit is to allow for occasional large events in residential neighborhoods, while preserving the predominately residential character of the neighborhood. Large events shall be regulated so as to avoid incompatibility between such uses and surrounding areas. (Ord. 322 § 1 (part), 2008)

5.34.020 Prohibition on excessive special events in residential neighborhoods—Events requiring permits.

It is unlawful for any person to conduct or hold in any residence or on any residential property any special event requiring a special event permit as provided in this chapter without such a permit. A special event permit issued by the city prior to the commencement of the event shall be required for all of the following events on property located in any RR, SF, MF, MFBF, or MH zone:

- A. Any event anticipating or prepared to accommodate one hundred (100) or more persons; or

B. Any event with any commercial component such as an admission fee, renting of facility, public advertising, or promoting a product in the media by inviting persons who wear or display a product or products for the purpose of attracting media attention to such products at the event, such as to attract the attention of the paparazzi.

A special event permit shall not be issued for an event of more than eight hours in duration. (Ord. 322 § 1 (part), 2008)

5.34.030 Application requirements.

A resident of the city may obtain from the city a maximum of four special events permits per calendar year per parcel in order to conduct a special event at the resident's residence pursuant to the provisions of this section.

A. Requirements. A complete application for special event permit shall consist of the following:

1. An application, in a form as approved by the city, completely filled out and signed by applicant;
2. Filing fee;
3. Site plan, including the location of all temporary structures, access onto the site, and parking areas;
4. A written description detailing the type and nature of the event, the date and hours of the event and information on how noise, garbage, sanitation, dust and traffic will be managed; and
5. An affidavit signed by the applicant attesting that he or she is the person hosting the special event. (Ord. 322 § 1 (part), 2008)

5.34.040 Special event permit issuance.

The city manager, or his or her designee, shall issue a permit for special events that meet the requirements of this chapter within

five business days of receipt of a complete application. The city manager may impose conditions on the permit to protect against the event becoming a nuisance to the surrounding neighborhood due to the number of people in attendance, the amount of traffic to be generated, the type and volume of amplified music or entertainment to be utilized and other similar considerations. Conditions shall take into account the size of the residential property, the capacity of the street on which it is located, the availability of parking and the proximity to neighbors. (Ord. 322 § 1 (part), 2008)



Event Permit Report

Events from 04/23/2013 to 04/30/2013

Permit #	Permit Type	Event Location	Event Date(s)	Event Time Frame	Description	# Guests	# Deput
12-029	TUP	30745 PACIFIC COAST HWY, 30745 A	01/15/2013, 05/25/2013	12:00 am - 12:00 am	Temporary trailers for retail uses		
13-008	TUP	3625 WINTER CANYON RD	04/27/2013	6:00 pm - 10:00 pm	Annual fundraiser	150	

Loud and Unruly Gathering & Disturbance Advisement Violations

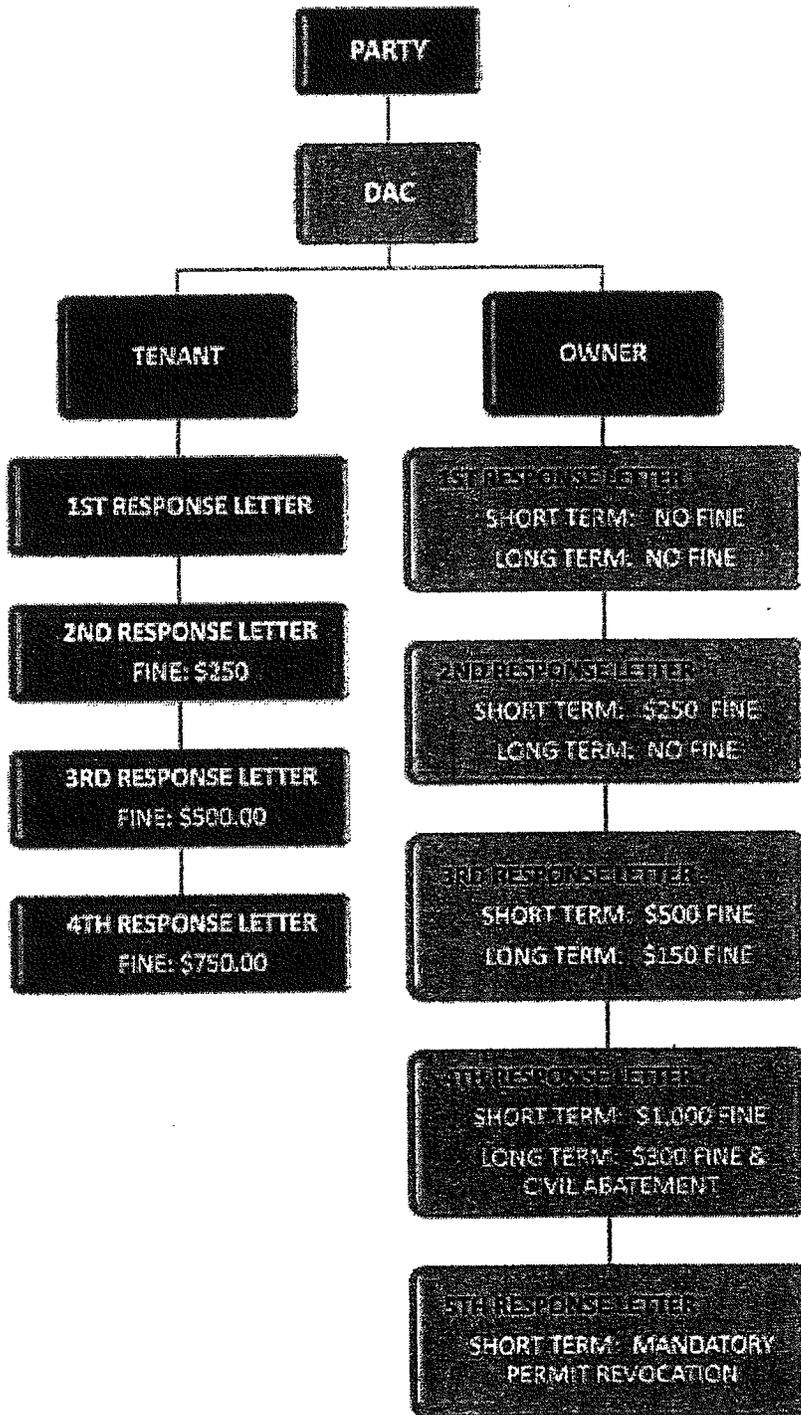
The Newport Beach Police Department recognizes the important responsibility it shares in maintaining a safe, quiet and secure environment for those who live, work and play in the City. Along those lines, we currently utilize the following noise related ordinances to hold tenants and property owners accountable for hosting large, loud or unruly gatherings within our city.

Disturbance Advisement Card (DAC)

No person shall promote, host, organize or otherwise allow a large party, gathering or event to occur on private property which is determined by a Police Officer to threaten the public peace, health, safety or general welfare of the neighborhood or surrounding community.

If you have received a DAC violation you will be subject to fines as outlined in the blue section of the chart below.

If the residence is a rental property and the DAC violation was given to a tenant, the property owner will also be subject to fines as outlined in the green section of the chart below.



Loud and Unruly Gathering Ordinance (LUGO)

It shall be unlawful and constitute a public nuisance for any Owner or Responsible Person to cause or allow a Loud or Unruly Gathering to occur at any Residential Unit within the City. A Loud or Unruly Gathering may be abated by the City by all reasonable means, including, disbanding the Loud or Unruly Gathering at the request of the officer, the issuance of citations, and/or the arrest of any person(s) committing a violation of law under applicable State or local laws.

A "Loud or Unruly Gathering," means a gathering of eight (8) or more persons on any Residential Unit for a social occasion or other activity upon which loud or unruly conduct occurs and results in a public nuisance or a threat to the public health, safety, general welfare, or quiet enjoyment of residential property or nearby public property. Loud or unruly conduct includes, **without limitation**, any or all of the following:

- a. Excessive noise or traffic;
- b. Obstruction of public streets by crowds or vehicles;
- c. Obstruction of rights of way by people or vehicles;
- d. Public drunkenness;
- e. The service of alcohol to Minors;
- f. Possession and/or consumption of alcohol by Minors;
- g. Assaults, batteries, fights, domestic violence or other disturbances of the peace;
- h. Vandalism;
- i. Litter; or
- j. Urinating or defecating in public.

When a LUGO violation occurs, police officers post the residential unit with a black and white notice. This posting comes on a laminated adhesive backed sheet of paper and includes the following elements:

1. The intervention was necessary as a result of a public nuisance caused by a Loud or Unruly Gathering;
2. Date of the intervention;
3. Notice that any subsequent Loud or Unruly Gathering within 90 days from the date of the posting will result in civil fines for all Responsible Person(s) or other persons present;
4. Notice that it is unlawful to remove, alter, tamper with or deface posted tag.

If your residence has been posted keep in mind you are responsible for maintaining the posting. If the posting has been removed, altered, tampered with or defaced both tenants and property owners will be assessed a \$2,000 fine. If you as a tenant or property owner realize that your posting was wrongfully removed or damaged please contact NBPD Dispatch at 949-644-3717 to have an officer respond and repost the house.

If you are a property owner and have removed the problem tenants you must appeal to the Chief of Police in order to have the posting removed from your residence: NBPDChief@nbpd.org. Please include documentation proving that the problem tenants have been permanently removed from the location.

The Fine Schedule for LUGO violations is detailed in the chart below.

SUMMARY OF SHORT-TERM RENTAL REGULATIONS AND LAWSUITS FROM CITIES IN LA

	Santa Monica	Mantaton Beach	Hermosa Beach	Malibu	Venice Beach	Newport Beach	Dana Point	Los Angeles	Anaheim	Palos Verdes Estate	Rolling Hills	Rolling Hill Estate
Owner Home-Sharing	Permitted	No	No	No	Permitted	Permitted	Permitted	Permitted	No	No	No	No
Vacation Home sharing	<i>Not</i> No	No	No	No	Permitted	Permitted	Permitted	Permitted	No	No	No	No
Guest house sharing	<i>Not</i> Permitted	No	No	No	Permitted	Permitted	Permitted	Permitted	No	No	No	No
Home based Business license	Required			Required		Required	Required	Required				
TOT tax	14%			12%		10%	10%	14%				
Three Strikes Rule								Yes	Yes			
Maxium number of days in a year limit	No			No		No	No	180 days	80 days			
# Lawsuit in court	airbnb sued SM for its requires owner present at the house with guests	2 in court			Lawsuit settled STR back in the city					2 in court		



LOMITA SHERIFF STATION MAY STATS



CRIME	MAY									
	2016					2015				
	LMT	RPV	RH	RHE	UNINCORP	LMT	RPV	RH	RHE	UNINCORP
HOMICIDE	0	0	0	0	0	0	0	0	0	0
RAPE	0	0	0	0	1	0	0	0	0	1
AGGRAVATED ASSAULT	4	3	0	0	0	0	5	0	0	0
ROBBERY	6	1	0	1	1	3	2	0	0	1
BURGLARY	6	7	0	3	0	5	19	0	3	0
LARCENY THEFT	24	21	0	18	1	26	23	0	3	1
GRAND THEFT AUTO	5	2	0	1	1	5	3	0	0	1
ARSON	0	0	0	0	0	0	0	0	0	0
TOTAL	45	34	0	23	4	39	52	0	6	4

CRIME	YEAR-TO-DATE (YTD)									
	2016					2015				
	LMT	RPV	RH	RHE	UNINCORP	LMT	RPV	RH	RHE	UNINCORP
HOMICIDE	0	0	0	0	0	0	0	0	0	0
RAPE	0	2	0	0	1	0	2	0	0	1
AGGRAVATED ASSAULT	12	5	0	3	4	21	11	0	1	1
ROBBERY	13	4	0	2	3	6	7	0	3	1
BURGLARY	35	40	3	13	4	20	62	4	21	4
LARCENY THEFT	85	90	4	41	16	123	124	4	30	16
GRAND THEFT AUTO	15	16	0	4	6	15	18	0	0	10
ARSON	0	0	0	0	0	2	1	0	1	0
TOTAL	160	157	7	63	34	187	225	8	56	33



LOMITA SHERIFF STATION APRIL STATS



APRIL										
CRIME	2016					2015				
	LMT	RPV	RH	RHE	UNINCORP	LMT	RPV	RH	RHE	UNINCORP
HOMICIDE	0	0	0	0	0	0	0	0	0	0
RAPE	0	0	0	0	0	0	1	0	0	0
AGGRAVATED ASSAULT	1	0	0	1	3	1	1	0	0	0
ROBBERY	0	0	0	0	0	1	1	0	2	1
BURGLARY	4	7	1	1	1	4	7	1	8	0
LARCENY THEFT	11	13	1	10	5	32	20	0	7	2
GRAND THEFT AUTO	4	3	0	1	3	2	3	0	0	2
ARSON	0	0	0	0	0	0	0	0	0	0
TOTAL	20	23	2	13	12	40	33	1	17	5

YEAR-TO-DATE (YTD)										
CRIME	2016					2015				
	LMT	RPV	RH	RHE	UNINCORP	LMT	RPV	RH	RHE	UNINCORP
HOMICIDE	0	0	0	0	0	0	0	0	0	0
RAPE	0	2	0	0	0	0	2	0	0	0
AGGRAVATED ASSAULT	8	2	0	3	4	21	6	0	1	1
ROBBERY	7	3	0	1	2	3	5	0	3	1
BURGLARY	29	33	3	10	4	15	43	4	18	1
LARCENY THEFT	61	69	4	23	15	97	101	4	27	10
GRAND THEFT AUTO	10	14	0	3	5	10	15	0	0	9
ARSON	0	0	0	0	0	2	1	0	1	0
TOTAL	115	123	7	40	30	148	173	8	50	22



LOMITA SHERIFF STATION MARCH STATS



CRIME	MARCH									
	2016					2015				
	LMT	RPV	RH	RHE	UNINCORP	LMT	RPV	RH	RHE	UNINCORP
HOMICIDE	0	0	0	0	0	0	0	0	0	0
RAPE	0	0	0	0	0	0	0	0	0	0
AGGRAVATED ASSAULT	7	2	0	1	1	2	2	0	0	0
ROBBERY	1	1	0	0	1	1	0	0	0	0
BURGLARY	12	4	0	2	1	6	7	2	4	0
LARCENY THEFT	19	24	1	2	1	18	25	1	9	4
GRAND THEFT AUTO	2	1	0	0	1	5	2	0	0	3
ARSON	0	0	0	0	0	1	0	0	1	0
TOTAL	41	32	1	5	5	33	36	3	14	7

CRIME	YEAR-TO-DATE (YTD)									
	2016					2015				
	LMT	RPV	RH	RHE	UNINCORP	LMT	RPV	RH	RHE	UNINCORP
HOMICIDE	0	0	0	0	0	0	0	0	0	0
RAPE	0	2	0	0	0	0	1	0	0	0
AGGRAVATED ASSAULT	7	2	0	2	1	20	5	0	1	1
ROBBERY	7	3	0	1	2	2	4	0	1	0
BURGLARY	25	26	2	9	3	11	36	3	10	1
LARCENY THEFT	50	56	3	13	10	65	81	4	20	8
GRAND THEFT AUTO	6	11	0	2	2	8	12	0	0	7
ARSON	0	0	0	0	0	2	1	0	1	0
TOTAL	95	100	5	27	18	108	140	7	33	17

The Economic Impacts of Home Sharing in cities around the world

At Airbnb, we want to learn about our community's positive impact on the cities we love, visit, and share. Over the past years, we conducted economic impact studies in cities around the world. This is a summary of what we've discovered.

To date, tens of millions of travelers have chosen Airbnb to experience cities not as tourists, but as locals.

79% of travelers want to explore a specific neighborhood

91% of travelers want to "live like a local"

74% of Airbnb are properties outside the main hotel districts

Airbnb travelers stay longer and spend more in diverse neighborhoods throughout the city.

Airbnb guests stay **2.1x** longer than typical visitors

Airbnb guests spend **2.1x** more than typical visitors

42% of guest spending is in the neighborhoods where they stayed

Hundreds of thousands of hosts worldwide have welcomed these travelers into their homes. Hosting helps make ends meet.

81% of hosts share the home in which they live

52% are low to moderate income

53% say that hosting helped them stay in their home

48% of host income is used to pay for regular household expenses like rent and groceries

The Airbnb community benefits local economies across the world by supporting residents and local businesses, and encouraging cultural exchange.

Learn more about the Airbnb community's positive impact on cities around the world.

Amsterdam

(<http://blog.airbnb.com/economic-impact-airbnb/#amsterdam>)

Athens

(<http://blog.airbnb.com/airbnbs-positive-impact-in-athens/>)

Barcelona

(<http://blog.airbnb.com/economic-impact-airbnb/#barcelona>)

Berlin

(<http://blog.airbnb.com/economic-impact-airbnb/#berlin>)

Boston

(<http://blog.airbnb.com/airbnbs-positive-impact-boston/>)

London & Edinburgh

(<http://blog.airbnb.com/economic-impact-airbnb/#london-edinburgh>)

Los Angeles

(http://blog.airbnb.com/airbnbs-positive-impact-in-los-angeles-2?_ga=1.219391385.1829708152.1458841716)

Montreal

(<http://blog.airbnb.com/airbnbs-positive-impact-montreal/>)

New York

(<http://blog.airbnb.com/economic-impact-airbnb/#new-york>)

Paris

(<http://blog.airbnb.com/economic-impact-airbnb/#paris>)

San Francisco

(<http://blog.airbnb.com/economic-impact-airbnb/#san-francisco>)

Sydney

(<http://blog.airbnb.com/economic-impact-airbnb/#sydney>)

Facebook  (<https://www.facebook.com/airbnb>)

Google+  (<https://plus.google.com/+airbnb>)

Twitter  (<https://twitter.com/airbnb>)

LinkedIn  (<https://www.linkedin.com/company/airbnb>)

Pinterest  (<https://www.pinterest.com/airbnb/>)

YouTube  (<http://www.youtube.com/airbnb>)

Instagram  (<https://www.instagram.com/airbnb>)

We conducted economic impact studies in San Francisco (<https://www.airbnb.com/s/San-Francisco--CA>), New York (<https://www.airbnb.com/s/New-York--NY>), Paris (<https://www.airbnb.com/s/Paris--France>), Amsterdam (<https://www.airbnb.com/s/Amsterdam--Netherlands>), Athens (<https://www.airbnb.com/s/Athens--Greece>), Barcelona (<https://www.airbnb.com/s/Barcelona--Spain>), Berlin (<https://www.airbnb.com/s/Berlin--Germany>), Boston (<https://www.airbnb.com/s/Boston--MA>), Edinburgh (<https://www.airbnb.com/s/Edinburgh--United-Kingdom>), London (<https://www.airbnb.com/s/London--United-Kingdom>), Los Angeles ([https://www.airbnb.com/s/Los Angeles--CA](https://www.airbnb.com/s/Los-Angeles--CA)), Montreal (<https://www.airbnb.com/s/Montreal--Canada>), Portland (<https://www.airbnb.com/s/Portland--OR>), and Sydney (<https://www.airbnb.com/s/Sydney--Australia>). The data above is an average of our findings from those studies.



How May I Help You? Chat Below or Call (310) 739-8647



Airbnb is taking Santa Monica and its short-term rental restrictions to court

Posted September 2, 2016 · Add Comment



Last May, the city of Santa Monica approved a series of tough restrictions on short-term rentals commonly found on sites like Airbnb. Well, the popular hosting service struck back today, filing a lawsuit arguing that the city's new rules violate the first, fourth, and fourteenth amendments.

Santa Monica has not been shy about enforcing its short-term rental restrictions, fining more than 890 individual hosts and even convicted one property owner who was using the site to advertise five different rental properties. In July, KPCC reported that the city had also slapped Airbnb itself with \$20,000 in fines.

The company claims in the lawsuit that fines ranging from hundreds to thousands of dollars have been rolling in steadily since the city's ordinance went into effect. Airbnb maintains that it has paid all the fines, despite its belief that they are unjustified.

The company argues in the suit that it should not be held responsible for users of the site that violate restrictions imposed by the city. Under Santa Monica's ordinance, hosts cannot rent a house or a unit for less than a month unless they will be staying on-site with the guest. Other restrictions include requirements that hosts register with the city and ensure their offered units meet municipal fire and safety codes.

If hosts violate some or all of these requirements, Airbnb can be held liable for not removing their listings. The suit argues that the only way the company could comply with the city's rules would be to "regularly visit the physical location of each listing" to make sure everything was on the level.

The lawsuit also argues that the city's requirement that Airbnb disclose the names and addresses of Santa Monica-based users is an invasion of privacy and violates due process rights under the fourth amendment.

Airbnb spokesperson Alison Schumer tells the *LA Times* that “Santa Monica’s clumsily written law punishes hosts who depend on home sharing to make ends meet and travelers looking for low-cost accommodations near the beach.”

City officials, on the other hand, have been pleased with the law’s effect on the overall number of Airbnb listings in the area. In July, city spokesperson Constance Farrell told KPCC that the number of listings had more than halved since the ordinance went into effect the year before.

One of the first cities to pass tough restrictions on short-term rentals, Santa Monica’s ordinance was seen as a test case for how to regulate the growing short-term rental economy, which critics say takes badly needed rental units off the market and allows major property owners to operate what amount to unlicensed hotels.

This isn’t the first time the hosting service has sued cities over their short-term rental regulations. It’s also done so in San Francisco and, most recently in Anaheim—where lawmakers have decided to do away with short-term rentals all together.

- Airbnb sues Santa Monica over short-term rental ban [[LA Times](#)]
- Santa Monica Just Banned Airbnb’s Biggest Moneymakers [[Curbed LA](#)]
- Santa Monica Just Used Its Tough New Airbnb Rules to Convict a Host [[Curbed LA](#)]
- Airbnb Has Paid \$20K in Fines to Santa Monica [[Curbed LA](#)]

Share this:

[Share](#)

Leave a Reply

Your email address will not be published. Required fields are marked *

Name *

Email *

Website

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

City Planning Commission

Date: June 23, 2016
Time: After 10:00 a.m.
Place: Los Angeles City Council Chambers
200 N. Spring St., Rm. 340
Los Angeles, CA 90012

Case No.: DIR-2016-1243-CA
CEQA No.: ENV-2016-1277-ND
Council No.: 14-1635-S2
Location: Citywide
Council District: All

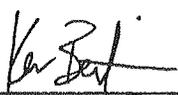
Public Hearing: May 21, 2016

PROPOSED PROJECT: The proposed Home-Sharing Ordinance (Exhibit A) amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

RECOMMENDED ACTION:

1. **Recommend** adoption of the proposed ordinance (Exhibit A) by City Council;
2. **Adopt** the staff report as its report on the subject;
3. **Adopt** the attached Findings;
4. **Recommend** that the City Council, based on the whole of the administrative record, determine that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) and direct staff to file the Notice of Exemption with the County Clerk's office (See Exhibit C); and, pursuant to CEQA Guidelines Section 15074(b), adopt ENV-2016- 1277-ND and find that based on the whole of the administrative record, in the independent judgment of the decision-maker, the project will not have a significant effect on the environment and direct staff to file a Notice of Determination with the County Clerk's office.

VINCENT P. BERTONI, AICP
Director of Planning



Ken Bernstein, AICP, Principal City Planner



Claire Bowin, Senior City Planner



Matthew Glesne, City Planner, 213.978.2666

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
Findings	F-1
General Plan/Charter Findings	
CEQA Findings	
Public Hearing and Communications.....	P-1
Exhibits:	
A – Proposed Ordinance	
B - Environmental Clearance	
C – Map of Short-Term Rentals in the City of Los Angeles	
D – Comparison of the Short-Term Rental Laws in Other Cities	

PROJECT ANALYSIS

Project Summary

In 2015 the Los Angeles City Council directed the Department of City Planning to draft an ordinance establishing a regulatory framework to legalize and regulate the short-term rental (for less than 30 days at a time) of one's own home. The sharing of one's own residential unit, in part or in whole, as short-term rentals is a practice that has grown rapidly in recent years, facilitated by the Internet. The Department has chosen to call this practice *home-sharing*. Home-sharing is not intended to include *vacation rentals*, where the home is not used as a primary residence and the home is used exclusively for transient guests.

Legalizing limited home-sharing embraces recent technological innovation that facilitates the efficient use of existing resources, including one's own residential space. There has been a large amount of compelling testimony from many Angelenos who credit home-sharing with providing meaningful assistance during difficult financial times or significantly enriching their lives. They state the practice enhances local economic development, can help the City with needed revenues and poses little to no impact to their neighborhoods. On the other hand, the Department has heard equally compelling testimony about lives and communities that have been negatively impacted by short-term rentals. Many have expressed significant concerns about the loss of neighborhood character, the loss of valuable housing stock and various nuisance activities associated with short-term rentals.

This issue has attracted intense interest from the community - from those on all sides. Some believe short-term rentals should be completely banned, while others believe there should be no limits to the activity. The challenge is to create simple, sensible and enforceable local policies that appropriately balance the rights of homeowners and renters with the interests of neighbors and other community members who may only experience the negative side-effects associated with people renting out their homes on a short-term basis. The proposed ordinance seeks to protect neighborhoods and preserve the City's critical housing stock. It holds hosts and platforms accountable, but still allows people to legally share their home with short-term guests.

Specifically, the proposed ordinance would:

- Define and establish a regulatory framework to legalize and regulate home-sharing in one's own primary residence (where one resides at least 6 months of the year)
- Require hosts to register with the City and limit home sharing to 120 days in a year
- Clarify and support the requirement to collect and remit Transient Occupancy Tax (TOT)
- Reiterate that vacation rentals and other short-term rentals not covered by the City's approved use definitions are unlawful
- Establish various tools and administrative fines to enforce illegal short-term rentals
- Prohibit any person from advertising home-sharing that is not registered with the City
- Require hosting platforms to disclose to the City on a regular basis the name of the host, the address of each listing, length of stay for each listing, and the price paid for each stay, subject to privacy protections
- Ban the ability of residential apartments to be converted to short-term uses, by modifying the Transient Occupancy Residential Structure regulations in the zoning code
- Direct the Transient Occupancy Tax generated from home-sharing towards pro-active enforcement of the ordinance and the Affordable Housing Trust Fund

Background

The proposed ordinance is in response to issues raised from the dramatic increase in the number of residences being rented informally on a short-term basis (fewer than 30 days) in recent years. The total number of active short-term rental hosts and economic activity associated with just the largest hosting platform company (Airbnb) has nearly tripled over the last 19 months¹. Airbnb estimates in 2015 there were about 12,270 active hosts in Los Angeles who accommodated 560,000 total guests. Assuming that Airbnb represents about 65% of the total listings in the City, as researchers have estimated, then there are likely about 20,000 total active listings for short-term rental in the City of Los Angeles². This figure compares to a figure of 23,000 total listings (active and inactive) obtained by a “data scrape” of 18 of the top short-term rental websites completed at the beginning of June 2016.

Short-term rental Internet sites, referred to in the ordinance as *hosting platforms*, enable property owners, tenants and occupants to rent their living space to guests. The most common listings are from hosts who live on their property and offer a bedroom for rent in their home. Rentals can also take place in the entire home, a couch or suite of rooms. Typically, short-term rentals consist of a duration of a few days up to a few weeks. The average Airbnb length of stay is 4.5 days, and the average number of guests is 2.2.

While some level of home-sharing and vacation rental has likely always occurred in tourist-friendly cities, the ease with which one can now advertise a residence to vacationers from around the world has fundamentally changed the scale and intensity of this activity. The situation has been exacerbated in recent years as mainstream tourist industry websites like Expedia and Hotels.com have also begun advertising short-term rentals, increasing the reach of short-term rental listings beyond a once niche audience.

Current Regulations on Short-Term Rentals

The rental of a portion of a dwelling for less than 30 days is presently not permitted by the zoning code in the vast majority of the City. This was confirmed by a recent Superior Court ruling (*Chen vs. Kraft (2016)*³). Unless a property is located in a commercial (C) zone, and more than 500 feet from a residential zone, a special conditional use permit (CUP) must be obtained before any residential use can be rented on a short-term basis. Owners of buildings in R4, R5 or C zones may request one type of a CUP to enable an apartment/hotel hybrid use called a Transient Occupancy Residential Structure (TORS). Smaller structures with fewer than five guest rooms, if they are deemed to be historic, may apply for another type of a CUP to become a Bed and Breakfast and rent on a short-term basis in any zone.

The TORS designation was created in 1992, primarily to differentiate regular hotels from the influx of new “extended stay hotels”, which were becoming more like regular dwelling units with kitchens. Hotel and motel guest rooms are prohibited from having kitchens. The TORS definition (below) refers to buildings that contain dwelling units (with kitchens) and are used for less than 30 days. The definition from 12.03 of the LAMC is copied below:

TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE. A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or

¹ Martin, Hugo. *Airbnb estimates its home-sharing platform added \$920 million to L.A. economy*. May 9, 2016. Los Angeles Times.

² Samaan, Ray. *Short-Term Rentals and L.A.'s Lost Housing*. August 24, 2015. Los Angeles Alliance for a New Economy.

³The Appellate Court decision can be found here: <http://www.courts.ca.gov/opinions/documents/JAD16-01.PDF>

other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days.

The other zoning code definition that applies to short-term rental is Bed and Breakfast, which is defined as follows:

BED AND BREAKFAST FACILITY. A building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which does not contain more than five guest rooms and one kitchen.

The current regulations were not designed for the situation Los Angeles finds itself in today and are therefore ill-suited to regulate the short-term rental market. For instance, the current regulations allow a more straightforward approval process for the conversion of entire rent-controlled apartment buildings into full-time hotel use/short-term rentals (as a TORS) than it does for the legitimate sharing of one's own home during a few weekends a year. Given the lack of clarity and specificity, enforcement of the current short-term rental market has been difficult (see the Enforcement section below).

The proposed ordinance (Exhibit A) establishes home-sharing as an accessory use to the primary residential structure, notwithstanding current zoning code definitions. However, all other applicable building, zoning and housing code provisions remain in effect.

Benefits of Short Term Rentals

Short term rentals bring significant benefits to those who operate them, as well as their visitors. The activity makes efficient use of space by allowing residents to host guests in a room or unit when that room or unit might otherwise go unused. The Department has heard from many individuals who use short-term rentals as a way to help afford their own home, cover healthcare expenses, recover after the loss of a job, and have meaningful, culturally enriching interactions with visitors from around the world. Airbnb, the largest home-sharing platform currently on the market, recently published statistics claiming that nearly 23% of their hosts reported that the extra income helped prevent losing their home to foreclosure or eviction. Given the significant affordability challenges in Los Angeles, there is little doubt that short-term rentals help offset the housing cost burden for many families. On the other hand, it should also be noted that many of the listings tend to be located in the highest-priced neighborhoods in the city. Home-Sharing does not appear to be assisting many people living in low-income neighborhoods or those far from tourist destinations.

For visitors, short-term rentals often offer a more affordable and flexible option. The Department has received testimony regarding the many types of travelers that benefit from a more residential environment, including families with children, travelers with pets, large groups, etc. Kitchens are often available as part of home-sharing, which is a benefit to many. Many travelers also enjoy the feel of being in a "local" neighborhood as opposed to a typical commercial hotel district. As such, short-term rentals bring tourists to neighborhoods that may be underserved by hotels and therefore ordinarily do not receive tourist dollars. Airbnb recently estimated the economic impact of its visitors in Los Angeles was \$920 million in 2015, supporting 1,700 jobs.

Concerns with Short Term Rentals

Concerns regarding short-term rentals fall largely into three categories: nuisance activity, impact on the housing stock and the relationship of home-sharing to existing building and zoning codes. These issues are discussed below.

Nuisance Activities

Nuisance activities that have been reported include instances of loud noise, parties, trash, inconsiderate guests, excessive coming and going as well as the commercial use of residential

properties for private events. More broadly, some neighbors of short-term rentals feel that these activities have resulted in the loss of stable residential character as their long-term neighbors are increasingly replaced by short-term guests.

Impact on Housing Stock

Many have expressed concern regarding the potential impact of short-term rentals on the already strained housing stock of the city. The Census Bureau reports the first quarter 2016 rental vacancy rate in the Los Angeles region as 2.7%, which is currently the lowest of any major metropolitan area in the United States. To the extent rental units are removed from the long-term housing market to be used solely for short-term use, overall residential supply is reduced and the lack of housing will be exacerbated.

Many owners have an incentive to convert housing units from long-term to short-term use because, in some neighborhoods, there is a substantial financial premium to be earned from short-term rentals. Technology has allowed the easy pairing of willing hosts with willing renters leading to a situation where long-term rents are under pressure as the regular rental market increasingly competes with the short-term market. Some new multifamily developments in communities such as Hollywood have been renting brand new vacant units as short-term rentals, which reduces the normal pressure to lower the asking prices to otherwise lease up a building to long term tenants.

When units intended for long-term rental are lost or replaced as short-term rentals, this undercuts the City's housing goals, including Mayor Garcetti's 100,000 housing unit production goal by 2021. For every unit that is converted to short-term use, another unit must be created to make up for the loss. Any decrease in the supply of residential units available for the City's permanent residents may put an upward pressure on price.

As a national and local standard (reflected in LAMC 12.95.2), the housing market is deemed to have a shortage of housing units when the vacancy rate is less than 5%. Further, a vacancy rate of less than 3% is considered "severe". The General Plan, and more specifically the Housing Element, recognizes the issue of rising housing costs in Los Angeles, and its related impact on the City's most pressing issues, including homelessness, overcrowding, and reduced quality of life, traffic, and air quality.

Information consulted as part of this report suggests that there likely has been a citywide impact on rents, as the result of the increase in short-term rentals, and this impact may be more significant at the neighborhood level. Researchers found that the top nine Airbnb neighborhoods have seen rent increases more than double the city average⁴. In San Francisco, the result of lost housing units was estimated to have resulted in higher average monthly rents citywide of between \$19 and \$76 in early 2015⁵.

Another recent report from LAANE, released in August 2015, found that the percentage of hosts offering whole units had increased markedly in Los Angeles (from 48% to 64%) between October 2014 and July 2015⁶. While not all of these whole unit listings are necessarily removing housing stock, roughly 3,000 of these entire home listings, on Airbnb alone, were for more than 90 days. Other platforms, such as Home Away and VRBO, are believed to have higher percentages of entire home vacation rentals than Airbnb. The current trends shifting away from home-sharing and hosted stays add to concerns about the loss of permanent housing stock.

⁴ Samaan, Roy. 3 March 2015. <http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf>

⁵ Kusisto, Laura. *Airbnb Pushes Up Apartment Rents Slightly, Study Says*. Wall Street Journal. 20 March 2015.

⁶ Samaan, Roy. 3 March 2015. <http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf>

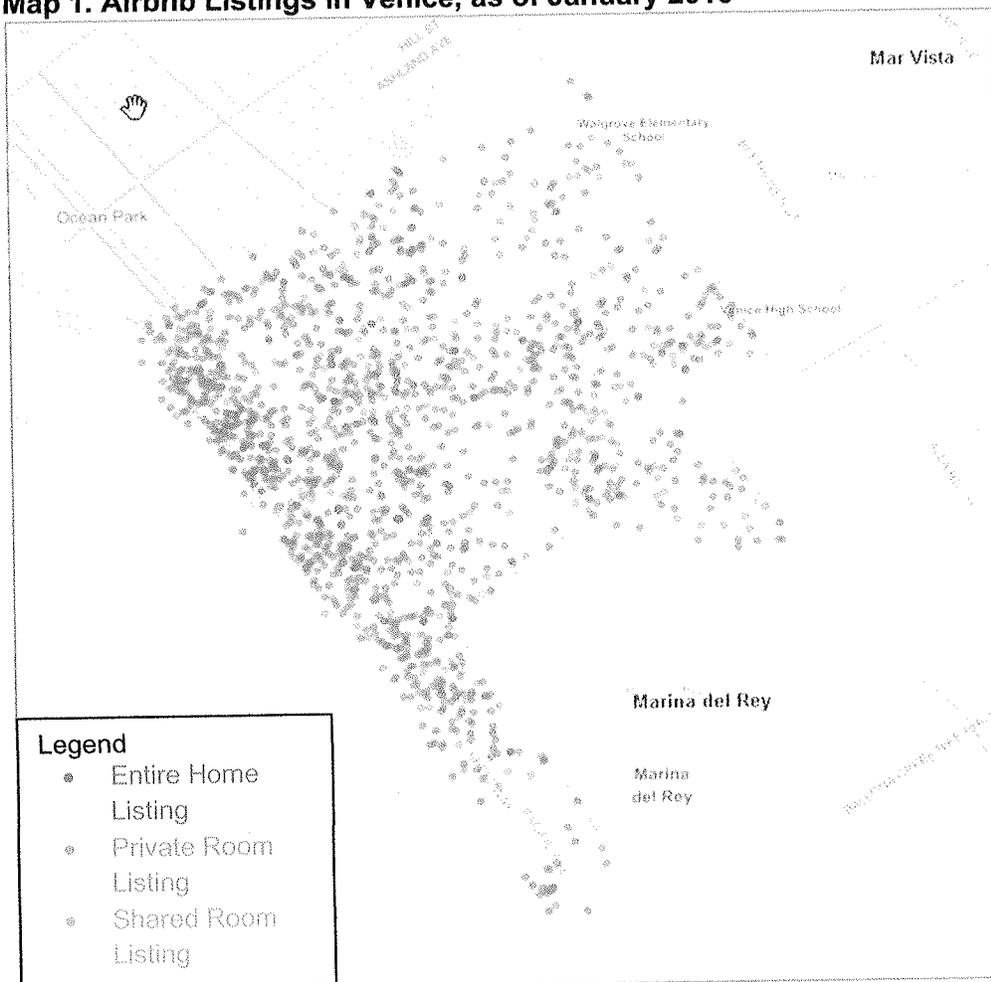
The Department has also received testimony relating to evictions of tenants based on claimed false pretense to establish a unit as a short-term rental. As a strong measure to stem any incentive for abuse, the ordinance would not permit home-sharing in units subject to the Rent Stabilization Ordinance.

Local Neighborhood Impacts

It is clear that the benefits or burdens of short-term rental is not evenly felt across Los Angeles. Large sections of the City, such as South Los Angeles or the North Valley, have little activity. Listings are largely concentrated in an arc that traverses from Venice up through West LA, Hollywood, Northeast LA and downtown. As an example of the different amount of usage, a January 2016 review of Airbnb data accessed from the website insideairbnb.com shows that Leimert Park had about 19 listings on Airbnb, while Echo Park had about 500 listings⁷.

In terms of number of listings, one of the most impacted neighborhoods is Venice. According to the same January 2016 data, Venice (an area with about 21,000 homes) had approximately 1,500 short-term rental listings available, meaning almost one in fifteen homes there is available for short-term rental. 76% of those are entire home listings (seen in red in Map 1 below), well above the City average of 60%. The average nightly rate is over \$203 and the average listing is booked 112 times a year. The top half of active listings are rented on average of 200 nights a year.

Map 1. Airbnb Listings in Venice, as of January 2016



⁷ This analysis uses insideairb.com based on data pulled from Airbnb's site in January 2016.

Consistency with the Residential Use and Character

Vacation rentals “where the occupants are primarily transient in nature” (guests stay for 30 days or less) are classified under the International Building Code (IBC) - and therefore the LA Building Code - as R-1 occupancies. This occupancy type refers to uses such as hotels, motels, boarding houses and congregate living facilities, when used by guests for less than 30 days. Short-term rental use can fall within either the boarding house or congregate living definitions, depending on their arrangement⁸. Therefore, converting a single family dwelling to a primarily transient use, in addition to triggering zoning regulations, constitutes a change in use, which would typically require plan submission, approval and inspection by the Department of Building and Safety. Section 903.2.8 of the IBC requires an automatic sprinkler system to be installed in all Group R structures.

The proposed definition of Home-Sharing would differ from a transient use in the building code and zoning code because the primary occupancy would continue to focus on long-term residential use by a single-family unit, not short-term transient guests. This is ensured by the six-month per year residency requirement, in addition to the proposed 120-day cap, which would maintain the short-term rental use as an accessory use to the main structure.

Experience of Other Cities

Many cities have adopted regulations on short-term rentals and home-sharing in the last few years. While approaches and outcomes have varied, there are several lessons to be learned from the experience of other cities. While some tourist-oriented cities (Anaheim, Big Bear and some desert cities) have chosen to embrace the practice largely without restrictions and other communities have chosen to completely ban the practice (e.g. Manhattan Beach, West Hollywood, Ojai), the majority of cities are opting for a hybrid approach, similar to the intent of the proposed ordinance.

Most applicable to Los Angeles are the experiences of cities with concerns about housing supply. While the City’s proposed ordinance has some unique features, most individual components of the proposed regulations can also be found in the laws passed by other cities. In some cases, the Department has included proposed language based on suggestions from other cities that are considering ways to improve upon current adopted regulations in those cities. Some of the most important examples are discussed below.

San Francisco

San Francisco has probably spent more time and effort on the issue of short-term rental than any other city. The City has established an Office of Short Term Rental Administration within the Planning Department staffed with six employees to enforce regulations and respond to complaints. Despite all this attention, many community members remain dissatisfied with their local ordinance. The Budget and Legislative Analyst’s office, has recently issued a report with several suggestions to increase the enforceability of the ordinance.

San Francisco’s law has many similarities to Los Angeles’ proposed ordinance, but several key differences. Like the proposed Los Angeles ordinance, San Francisco’s law requires hosts to register, pay transient occupancy taxes and uphold cap on rentals: 90 days within a year. One key difference is that San Francisco makes an exception to the 90 day rule when visits are “hosted” (i.e. the host is present during the stay). However well intentioned, San Francisco’s Office of Short Term Rental has said it is virtually impossible to identify a hosted stay from a

⁸ Boarding House is defined as “A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.”
Congregate Living Facility is defined as “A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.”

non-hosted *stay and therefore effectively enforce the 90 day non-hosted cap*. This is an important reason why the proposed ordinance maintains a 120 day limit on all stays, both hosted and non-hosted.

The City/County of San Francisco has approved new legislation that places additional requirements on hosting platforms to verify, prior to posting online, that the listings are for spaces that are registered with the city. Second, to prevent abuse after registration, the legislation would require that hosting platforms investigate and provide details on listings that appear to be illegal, as identified by city, within one business day. While a ballot initiative on short-term rentals was defeated last year, a second ballot initiative on this topic is planned for November that would put a 75-night cap on all short-term rentals, impose fines on platforms that list unregistered units, and allow neighbors to take private legal action to enforce the ordinance and recover attorney's fees if the city is shown to have not enforce the law. A similar ballot initiative was defeated last November.

Santa Monica

In 2015, Santa Monica passed an ordinance on short-term rentals. It prohibits rentals of 30 days or less unless a primary resident is also present in the home (except during work hours, etc.), but does not limit the number of days that home-sharing may occur. Similar to the draft ordinance, Santa Monica's ordinance makes it illegal for hosting platforms to advertise an unlicensed rental and requires that platforms disclose listings to the City, including names, addresses, length of stay and amount paid.

Hosts found to be in violation have to reimburse City costs and remit illegally obtained revenue. In addition, any interested party is authorized to take private legal action to enforce the ordinance and recover attorney's fees (i.e. neighbors or affordable housing organizations). Three positions were created in the Planning and Development Services department for registering hosts and engaging in proactive short-term rental enforcement. Staff combines complaint-based information with online research to put case files together on potentially illegal listings in order to document abuse. The City periodically sends out notices of violation to both property owners and hosting platforms notifying them of listings that do not comply with the ordinance. Santa Monica officials report that owners of rental properties are typically able to gain compliance from tenants in terminating their listings and activity. Some of the platforms have been paying fines and taking down listings as well. After approximately a year of enforcement, Santa Monica officials report that the number of short-term rental listings is reportedly down about 30% from 1,400 to less than 1,000.

Sacramento

In early 2016, Sacramento's City Council approved two ordinances allowing limited short-term rentals. The ordinances require the city to notify all neighbors within 200 feet that a permit has been issued and sets a six-guest limit per rental. Each owner is required to keep a register of guests and to ensure all postings on hosting platforms are permitted residences. A short-term vacation rental may operate from a location that is not the operator's primary residence for a total of 90 days in a calendar year. After the operator exceeds 90 days in a calendar year, a conditional use permit application must be filed.

New York

In 2010, New York City adopted regulations stating that most dwellings can be occupied as permanent residences only, meaning for 30 consecutive days or more. Furthermore, the law requires that tenants be present during occupation by guests and that dwellings being used for other than permanent occupation be registered with the Department of Planning. This approach makes short-term rentals illegal in New York City if permanent tenants are not present during the guest's stay.

The New York State Attorney General issued a subpoena to Airbnb in October 2013 demanding information on New York City's hosts and listings to determine those that are bypassing the city's legislation. On May 21, 2014, the state reached an agreement with Airbnb under which the company will provide data on its listings in New York City. City regulators and the Attorney General nonetheless launched a joint enforcement initiative to shut down what they are calling "illegal hotels," examining web sites operated by hosting services, videotaping properties about which complaints have been received, and potentially conducting raids. Penalties for violations can cost up to \$2,500 per day.

Portland

In 2014, Portland approved new regulations that legalized STRs in single-family homes and duplexes. Multifamily residential buildings were added in January 2015, along with significant enhancements in enforcement provisions. The new city ordinance enables the Portland Revenue Bureau to collect host names and addresses from short-term rental platforms. The ordinance also requires that companies prominently display permit numbers and refrain from advertising hosts without permits. It also gives the city authority to fine hosts and companies up to \$500 per violation.

In 2015 the City of Portland filed a \$2.5 million lawsuit against HomeAway.com for violations of the city's short-term rental code. The city accuses HomeAway.com of failing to collect hotel taxes; failing to provide names and addresses of local hosts upon request; failing to display the permit numbers for short-term rentals to demonstrate completion of health and safety inspections; and failing to register with the city within 15 days of commencing business. The case is currently ongoing.

Proposed Ordinance

In crafting the proposed ordinance, the Department considered the City Council motion, the diverse and substantive input received from stakeholders across the city, discussions with City departments, and the best practices and experiences of other cities. The main provisions of the ordinance will be placed in the Use subsection (A) of the Exception section of the Zoning Code (LAMC 12.22). The ordinance is structured according to the *following subdivisions*:

- a) Purpose
- b) Definitions for new terms such as Home-Sharing, Primary Residence, Host and Hosting Platform
- c) Process for Home-Sharing registration (including renewal, suspensions and revocations)
- d) Prohibitions
- e) Host Responsibilities
- f) Hosting Platform Responsibilities
- g) Enforcement
- h) Administration and Regulations

In addition to the main ordinance, there are several proposed amendments to other parts of the Zoning Code and Administrative Code, including sections that would:

1. Prohibit the conversion (through a Conditional Use Permit, in R4 zones and above) of residential uses to Transient structures;
2. Establish new administrative fees for home-sharing registration and Nuisance Abatement hearings regarding home-sharing;

3. Include home-sharing in the definition of hotel, and hosting platforms in the definition of a secondary operator in the TOT code; and
4. Allocate TOT monies attributable to home-sharing to the Affordable Housing Trust Fund and pro-active enforcement.

The proposed ordinance, as amended, establishes home-sharing as a legal accessory use to a primary residence. The host interested in home-sharing will need to register for the Transient Occupancy Tax (by completing a Transient Occupancy Registration Certificate) prior to registering for home-sharing. Administrative Guidelines will be established prior to the effective date of the ordinance that will lay out the registration process as well as the documents required to prove a six month residency at the address where home-sharing will occur. The City aims to create a streamlined and straightforward on-line registration process to encourage easy compliance.

The Home-Sharing application process will establish the residency requirement and include a signed affidavit that the host pledges to comply with the Home-Sharing regulations. These include restrictions on the renting of space other than those approved for residential use, a limit to 120 days each calendar year, and a requirement that no more than one property be listed for home-sharing in Los Angeles. The process will also ensure that renters have permission from their landlords for home-sharing, that units subject to the Rent Stabilization Ordinance (RSO) or dedicated affordable housing units are not proposed for home-sharing, and that units with active Orders to Comply do not engage in home-sharing.

Registration

Home-Sharing registration would be good for two years. Hosts would be permitted to renew if they are shown to have been in compliance with the provisions of the ordinance, pay a renewal fee, document any changes on their initial application, and provide records to document the number and length of each home-sharing stay during the past year. A process for suspending and revoking registrations, based on violations of the law and/or repeated nuisance activity, is outlined in the law. If there are violations, the Department may revoke authorization, or modify an approval by adding conditions using an existing Administrative Nuisance Abatement process in LAMC 12.27.1. The process provides a venue for Zoning Administrators to hear from neighbors and the accused individuals in order to fully evaluate the extent of excessive nuisances and provide for an effective solution.

Prohibitions and Enforcement

The prohibition subdivision (d) includes important regulations on the ban on advertising short-term rental listings without including a registration number, the 120 day limit and the ban on more than one set of guests (or more than one booking) at a time. These are explained further in the *Key Issues* section below.

Most hosting platforms have created ways for property addresses to be hidden until after a property has been booked. This is different than most other types of business. As such, cities across the country are realizing they require the cooperation and assistance of the entities that facilitate this activity - the hosting platforms. The City's ordinance reflects this reality, by requiring that platforms actively prevent, remove and cancel any listings they know to be illegal (those without registration numbers, those rented more than 120 days a year and/or more than one listing at multiple addresses). Beyond that, it requires that platforms provide to the City, on a monthly basis: 1) address of all sites facilitated or advertised by the Platform; 2) total number of nights that the unit was booked; and 3) amounts paid for each stay.

Platforms can be fined \$500 per day for advertising an illegal listing, \$1,000 per day for refusing (upon formal request) to provide the addresses of unregistered short term rentals to the City.

and \$1,000 per day on any refusal to submit monthly documents required for City to verify the accuracy of the Transient Occupancy Tax payment.

Key Issues

Based on public input thus far, there appears to be a fair amount of consensus on the core of the proposed ordinance: the primary residency requirement, a system of registration, and TOT collection. However, the Department has heard strong disagreement from those engaged in home-sharing on a few of the limitations that are proposed in the draft ordinance. Others, with concerns about short-term rentals, have questioned the effectiveness of enforcement. These issues will be analyzed in detail in this section of this report.

Issues Raised by Those Involved in Home-Sharing

Limitation on the Nights Home-Sharing Can Occur

Based on the number of comments received from hosts of short-term rentals during the comment period, the originally proposed 90-day limitation is a top concern from impacted hosts. Hosts claim that as long as they are living in the unit used for home-sharing as a primary resident, concerns about impact to the housing stock and significant nuisances are largely misplaced.

Many hosts have requested that the Department make a distinction between hosted stays, which many believe should not be subject to limits on the number of days, versus non-hosted stays, which could be limited. San Francisco's ordinance differentiates between hosted stays, which are unlimited and non-hosted stays, which are limited to 90 days. However, San Francisco's Planning Department has reported that it is "virtually impossible" to discern what is occurring on a night to night basis.⁹ Until the City can be assured that platforms will make basic records available, and as long as regulating agencies are limited in staff capacity to audit and confirm self-reported information, this challenge is likely to persist.

Given the challenges of differentiating between hosted and non-hosted stays, as experienced by other cities, the Department proposes to continue with a single strategy that imposes the same day limitation on hosted stays as well as non-hosted. But, in light of the fact that the new primary residence registration requirement will limit future hosts to those that are occupying their own primary residence and are therefore much more likely to primarily offer hosted stays, the Department proposes to increase the day limitation from 90 to 120 days a year. From information obtained by some of the platforms the 120 day restriction will not impact the vast majority of current hosts. For example, Airbnb issued a report on the impacts on housing in Los Angeles in September 2015 that found that 86% of entire home listings in L.A. are rented for less than 120 days a year. On the other hand, the limit on the number of permissible short-term rental nights per year would create an economic incentive to otherwise rent the unused bedroom to long-term tenants, which is advantageous to the permanent housing market and helps minimize neighborhood nuisance concerns.

Ban in Units Subject to the Rent Stabilization Ordinance (RSO)

Pursuant to the Council motion, the proposed ordinance prohibits hosts from renting units or buildings that are not their primary residence or are units covered by the RSO. The aim is to protect this critically important housing stock from possible abuse by removing any incentives to evict tenants or to convert long-term housing to short-term rentals. The RSO housing stock is particularly vulnerable to fraud or illegal evictions due to its regulations, which limit rent

⁹ Phil Matier and Andy Ross, 'No way of enforcing' Airbnb law, S.F. planning memo says. (March 22, 2015). San Francisco Chronicle.

increases and evictions of long-term tenants. There are also regulatory issues with the RSO and Ellis Act that complicate matters with their use for home-sharing.

It is believed from public testimony and analysis of current listings that the majority of short-term rental use is in single-family neighborhoods. Most rental leases in Los Angeles already ban the practice of subletting. The ordinance requires that all renters demonstrate they have explicit permission from a landlord before being allowed to register for home-sharing.

Opponents of the RSO ban state that as long as they are living in the unit subject to home-sharing there can be no abuse. Many lower-income renters of RSO units would also benefit economically from home-sharing, making their living costs more manageable. Despite these significant policy considerations, the Department is recommending retention of the ban on home-sharing in RSO units. Without a ban, tenants may be evicted based on allowable reasons such as family occupancy or significant repairs, even if the intent may be actually to open the unit to short-term rental. Once an eviction occurs, it is difficult to prove that a prior tenant was not evicted in accordance with the law. In the end, the need for an RSO ban depends on the enforcement of the ordinance and how well the process is able to disrupt illegal vacation rentals in RSO units.

Concurrent Guest Stays

The draft ordinance would not permit hosts to rent to multiple sets of guests (through multiple bookings) at the same time. This is meant to prevent the establishment of a use more akin to a boarding house or bed and breakfast, whereby multiple guests are using a property intended as a primary residence.

The originally proposed enforcement language ((6)a.(1)) may have caused confusion and concern amongst hosts on this point. It read that there could be fines imposed for "multiple listings by the same host." The Department heard from many hosts concerned that this language would prohibit the flexibility to list different spaces on the platforms, including a primary listing for a shared space while they are home, as well as an entire home listing for when away on vacation. This was not the intent and the language has been re-worded in the proposed ordinance with more precise language intended to capture multiple illegal listings of more than one property. Multiple listings on the same property will be permitted, although they cannot be booked at the same time.

Primary Resident Requirement

The ordinance requires that any home used by home-sharing include a host who is a primary resident on that property. This is defined as having resided on the property for more than six months a year. The primary residence threshold was established as a key component of the home sharing ordinance as it serves as a means to limit the number of residential units that can be used for home-sharing to those units that are already occupied as one's home. Limiting home sharing to units that are the host's primary residence also ensures that the unit is not otherwise available as a full-time rental. Units that are not occupied by a primary resident are therefore presumed to be available as a year round rental. The primary residence requirement strikes a balance by allowing residents who live in their homes to participate in the home-sharing economy while protecting the vast majority of units from otherwise being removed from the year round rental market and requisitioned for the arguably more lucrative short-term rental market.

While the vast majority of people on both sides of this issue agree with the primary residence requirement, some owners of vacation rentals have expressed that they wish to be legalized as part of home-sharing as well. The vacation rental owners argue that certain neighborhoods have excess demand for tourist stays and their second homes or vacation properties serve the City well. However, it appears these neighborhoods (Venice, Hollywood Hills, etc.) have also seen

some of the worst abuses where the City has heard some of the greatest concerns with the activity. If the Commission is interested in pursuing vacation rentals where there is no permanent primary residence, the Department recommends that it be a separate process from home-sharing, such as considering an expansion of the current Conditional Use Permit for Bed and Breakfasts (which are only allowed in historically designated properties currently). Another option would be to permit the use of home sharing in units not occupied by a primary resident for a very limited number of days.

Issues Raised by Hosts and Platforms

Registration Process

Most cities with short-term rental ordinances have enacted a registration process to regulate the activity. Registration provides a method to ensure a host is a primary resident, that they can be contacted if there is a complaint, and that they otherwise meet the ordinance's regulations. Hosts have generally stated that they have no objection to registering, but have urged the City to create a simple and efficient process.

The ordinance does not specify the details of the Home-Sharing registration process, which will be further developed through administrative guidelines to be published prior to the effective date of the ordinance. However, the ordinance does specify that hosts will need to register with the Office of Finance for a Transient Occupancy Registration Certificate (TORC) prior to receiving Home-Sharing registration authorization. The current process to obtain a TORC is laid out in LAMC 21.7.6 and involves submitting a form online including some basic information such as the name of the operators and the address of the "hotel" (referring to all transient stays). The City hopes to integrate the TOT registration process as efficiently as possible with the Home-Sharing registration process, as well as explore "pass through" cooperation agreements with Platforms.

Impact on the Economy

Many hosts and platforms have argued that any limits on short-term rentals reduce economic benefits that accrue to local neighborhoods. Small businesses have commented that they appreciate the business from visitors and Airbnb claims their guests have brought \$980 million to the local economy in 2015. However, short-term rentals can only be said to increase total economic activity to the extent they induce travel that would not have been possible otherwise. The Department was not able to find any research on this point.

Any benefits to the local economy must also be weighed with losses. For example, San Francisco's economist estimated that for every long-term housing unit that disappears from the stock, there is a loss of \$250,000 to \$300,000 per year in impact to the city's economy. Those losses may outpace the money that a short-term rental remits to the city in transient occupancy taxes, plus whatever hosts earn and visitors spend.

The City has also heard testimony from workers who fear the loss of their jobs as a result of the ordinance. House cleaning workers for vacation rentals fear they may lose their job if enforcement is enhanced, while hotel workers fear the same if there are not strong protections against illegal short term rentals. A 2016 report by CBRE has shown that the Los Angeles region has the highest rate of "hotel penetration" by Airbnb than any other market¹⁰. That is, the amount of revenue earned through Airbnb as a percentage of total hotel room revenue is higher than any other market. Researchers at Boston University published a 2016 paper analyzing the impact of Airbnb listings on nightly hotel prices in Austin, Texas and found that a 10% increase in Airbnb listings is associated with a statistically significant .34 percent decrease in hotel

¹⁰CBRE. *The Sharing Economy Checks In: An Analysis of Airbnb in the United States*. February 2016.

revenues, with lower budget hotels most affected. Therefore, while citywide impacts on net jobs are likely to be minimal, different sectors may be impacted differently.

Privacy

Some hosts have expressed concerns regarding the public availability of information regarding their home-sharing activity/business. For example, hosts have written that they “don’t feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks.” As written, the ordinance would obtain information on the number of nights rented as home-sharing when the platforms provide this data to the City, as well as when hosts provide information at the time of renewal. This requirement is largely a repetition of existing Transient Occupancy Tax law, whereby all “hotel” operators (broadly defined) must provide monthly statements to City regarding total rents charged and received (LAMC 21.7.7) as part of the reporting and remitting regulations. Given the nature of home-sharing, the additional requirement to include total number of days rented appears reasonable and necessary to ensure proper collection and remittance of the TOT, as well as ensure enforcement of the ordinance’s provisions. However, to address privacy and safety concerns, the proposed ordinance includes revised language that information on stays submitted by platforms and hosts will not be made publicly available. This exemption will not apply to information on any application form for home-sharing, which is considered a public record and placed in a public case file. This is the same for any business in the City seeking to operate with a permit or approval anywhere in the City.

Key Issues Raised by Those with Concerns about Home-Sharing

Loss of Residential Character

The City has heard from many residents who are concerned by the presence of short-term rentals in their neighborhood. Many feel short-term rentals constitute a commercial and/or transient activity, which should not be legalized in any form in the City.

Residential zones are intended to create, maintain and promote residential neighborhoods. However, in Los Angeles, like most cities, they also allow for some nonresidential uses to the extent they maintain the overall image and character of the residential neighborhood. For example, the zoning code permits accessory uses “customarily incidental” to the main uses in single-family residential zones, including Accessory Living Quarters (which are meant as a place for the homeowner’s guests to stay temporarily) as well as certain home occupation uses.

The Home-Sharing Ordinance defines home-sharing as *accessory use* to a primary residence. The ordinance’s primary residence requirement (which requires at least six-month per year residency), along with the 120 day annual limit, ensures that home-sharing remains subservient to the main use as a long-term residential structure. When used for home-sharing, the home maintains its residential qualities, such as sleeping and eating, etc. The ordinance also includes a prohibition on non-residential uses altogether, including but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product conducted on the premises.

Health and Safety

The ordinance requires a host to provide on-site fire extinguishers, smoke detectors, carbon monoxide detectors and information related to emergency exit routes and a local emergency contact person. It also includes a clause that precludes home-sharing in any multi-unit building with “an open Order to Comply or other code violation...” (unless it can be shown to be unrelated to the activity). This would require the compliance with any potential code violations before home-sharing can begin or resume.

Some cities such as Portland and Austin have required a full inspection as part of the permit process, in order to ensure the safety of the space. The ordinance does not include this provision primarily based on a concern that an inspection requirement would add a significant barrier towards registration, which undercuts a primary aim of the ordinance. For many online platforms, it is also important to acknowledge that the safety and well-being of guests is already partially supported by the guests' access to information and reviews of the hosts. As bookings (and therefore revenues) are largely based on positive reviews from past guests, hosts are incentivized to provide safe and clean accommodations.

Party Houses and Other Nuisances

Properties being rented on a short-term basis are ripe for becoming venues for parties. The Department received considerable testimony about homes turning into "party houses", which keep neighbors up at night and cause a neighborhood nuisance. On April 29, 2016 the Office of City Attorney released a report, Council File No. 12-1824, on the broader subject of "party houses", as the activity takes place in both short-term and long-term residential homes. The primary residence requirement helps alleviate many concerns about the inappropriate and disruptive use of a property. Most "party houses" have been reported to be non-owner occupied. As mentioned above, the ordinance also includes a ban on commercial activities, including "events that charge a fee." In addition, regular noise and use regulations remain in force.

To some extent, concerns about parties, noise, trash and parking would appear to be associated primarily with non-hosted stays in vacation rentals. When problems do occur as a result of home-sharing, contacting the on-site owner/host can normally resolve the problem. Similarly, the primary residence requirement alleviates the concern about the loss of long-term neighbors in certain impacted areas.

Enforcement

Current Enforcement

LADBS is responsible for code enforcement in single-family homes, and the Housing and Community Investment Department (HCID) is responsible for multi-family properties. Current violators are subject to the same fines and penalties established in the LAMC with regard to other types of code violations. Additional fines and penalties specific to home-sharing activity are included in the draft ordinance and may be established by the Council.

By its nature, effective enforcement of codes relating to uses like short-term rentals is a difficult task. Compliance is currently based primarily on complaints. When inspectors arrive, there are usually few tell-tale signs of any violation. If no one opens the door or is uncooperative, there may be little visual evidence to warrant an enforcement order. While some operators are unsophisticated, others are highly savvy and may instruct guests on how respond to inspections. The financial temptation created by short-term rentals creates an incentive to flout local regulations and the temporary and hidden nature of the use makes it difficult to spot.

As of August 25, 2015 HCID has received and investigated 52 complaints regarding STRs on multi-family properties, mostly in CD 4 and CD 11, and found 16 properties with violations. Twenty-two had no evidence of an STR and fourteen are scheduled for inspection, are pending research, or are being monitored. LADBS has not formally tracked short-term rental complaints, but officials estimate receiving approximately a dozen or more per year specifically related to this issue. LADBS has investigated several cases in Venice and Silver Lake and has issued citations for related violations.

If a property owner ignores enforcement orders to comply, the matter is referred to the Office of City Attorney to take further action. These referrals require evidence of a transaction to prove that an unlawful act has taken place, which may include taking witness statements, issuing subpoenas, or engaging in undercover transactions.

Proposed Enforcement

A primary goal of the proposed ordinance is to create the regulatory framework and tools needed to increase effective enforcement against illegal short-term rentals. It introduces a number of prohibitions that do not exist today and allows for an array of tools to be used in enforcing the law. Today, successful enforcement is significantly hampered because nearly all short-term rentals and home-sharing activities violate existing codes. The proposed ordinance allows enforcement agencies to draw a clearer distinction between “bad actors” and legitimate, beneficial home-sharing.

A critical provision of the ordinance requires the registration number to be provided on each piece of advertising. This enables the City and the public to easily determine whether a listing/rental is approved or not.

The City’s enforcement agencies can then use information systems to track listings without registration numbers or those exceeding the annual limit on rental activity and link violations to each property. Enforcement of minor penalties could occur using the enforcement agency’s existing processes, or new tools such as the Administrative Citation Enforcement (ACE) program could be used to “write tickets” on listing infractions. Repeated or egregious violations could result in the modification or revocation of a home-sharing registration in the manner prescribed in the Administrative Nuisance Abatement program Section 12.27.1. This process allows for a due process and quasi-public hearing with a Zoning Administrator, if requested.

However, there are several barriers to enforcement. First, unless there has been a complaint against a specific property, it is difficult to determine the address from an illegal online listing alone (unless it includes a registration number). Second, it is not clear who exactly is responsible for the rental, usually either the property owner or a tenant. Third, compliance with limits on the number of days permitted to be rented for short-term use each year are difficult to verify. Fourth, it will take significant resources and coordination to do the type of pro-active enforcement of online listings that is envisioned to be needed under the ordinance. In such scenarios, the City lacks an easy and direct method for determining if a listing is legitimate, who is responsible and whether a complaint’s allegations of short term rental violations at a specific address correspond to listings on a platform. According to other cities, hosting platforms have generally not been very cooperative without legal and/or regulatory consequences.

To address these critical issues, the ordinance proposes a system whereby platforms must verify compliance with the registration requirements by actively preventing or canceling any non-permitted listings, particularly those that can be easily identified (such as those without registration numbers). This requirement is similar to what Portland and Santa Monica have currently, as well as what Seattle and San Francisco are currently proposing. The ordinance also lays out a system whereby the City will request information on particular listings believed to be non-compliant, from hosting platforms, which must then either provide contact information or directly contact the hosts regarding the potential violation. In addition, the ordinance requires monthly reporting of short-term rental activity on each Platform, including address, registration number and the number of nights booked during the period. Therefore, the City will be able to track properties across platforms to prevent non-compliance on the 120 day provision. Hosts are also required to maintain records for three years of nightly bookings, which are available for viewing, upon request of the Office of Finance. If it is suspected that a host is renting for more than the allotted 120 days, then these records could be requested. The City can then immediately assess tax and penalties based on known violations. Much of this framework is based on existing Transient Occupancy Tax regulations on transient operators, as found in Article 1.7 of the LAMC.

In addition to the provisions in the ordinance, the Department proposes an administrative system whereby:

- Upon enactment of this ordinance, the City (or a qualified consultant) shall begin to actively monitor hosting platform listings to ensure that they are only listing home-sharing units that have registered with the City.
- The City (or qualified consultant) shall complete a comprehensive review of active Platform listings and produce an inventory of potentially non-compliant listings discovered during the review
- Subsequent reviews of hosting platforms shall occur at least quarterly
- The City shall, upon completion of a hosting platform review or discovery of a potentially non-compliant listing, immediately provide notice by electronic mail of all listings that do not have valid registration number or are otherwise not in compliance with this Chapter. These notices shall also be provided to property owners and the Office of City Attorney.
- For each listing that a hosting platform fails to provide with the requested information within 21 City business days of the notice being sent by the City, the hosting platform shall be subject to the administrative penalties and enforcement provisions of this Chapter, including but not limited to payment of civil penalties of up to \$1,000 per day until the hosting platform complies with subsection (Q)(2).

Because of the nature of short-term rentals, the ordinance envisions a new way for the public to contact the City regarding potentially illegal short-term rentals - likely a dedicated email monitored by short-term rental enforcement staff who will be able to take the appropriate follow-up steps to verify compliance. This will allow the complaint process to be more easily integrated with the registration database. Residents who are disturbed by illegal listings will also continue to be able to utilize the existing channels, including using 311 or the enforcement agency's code enforcement system (online and phone).

Finally, it is worth noting that education is probably the easiest, cheapest and least adversarial way to increase compliance. The City plans to work with platforms to making sure they are partners in getting the word out on the new regulations.

Private Right of Action

Many opponents of short-term rentals have commented that, if a home-sharing ordinance is to pass, it should include a "private right of action," which refers to someone's legal ability to enforce statute's provisions through litigation. A private right of action can only be used when language is included in a statute. In practice, the right would allow neighbors to sue other neighbors for violations of the proposed ordinance. San Francisco's short-term rental law includes a limited private right of action, only available to certain housing-related non-profits, and only when the City has been documented as being unable to enforce the existing laws.

However, a right of private action would be unprecedented in the City of Los Angeles' zoning code, and an existing remedy is already in place under the Professional Business Practices code, which allows one to take action when one is actually harmed by an illegal/nuisance land use. The Department recommends that this issue be revisited in a year's time, only if City enforcement has proven to be ineffective.

FINDINGS

General Plan/Charter Findings

City Charter Section 556

In accordance with Charter Section 556, the proposed ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the following goals, objectives and policies of the General Plan outlined below.

General Plan Framework Findings

The proposed ordinance will meet the intent and purposes of the General Plan Framework Element to encourage the creation of housing opportunities for households of all types and income levels, while at the same time preserving the existing residential neighborhood stability of residentially zoned neighborhoods. Home-sharing, as an accessory use to primary residences, furthers those goals as they increase the utilization of empty space within homes to assist with housing costs without significantly changing neighborhood character. In particular, the ordinance would further the intent and purpose of the Framework Element of the following relevant Goals and Objectives:

The proposed ordinance is consistent with Land Use Goal LU-4, which seeks to preserve and enhance the residential character of existing neighborhoods, and furthers Land Use Policy LU-4.2, which seeks to create convenient supporting services and alternative residential types when they meet standards for development that protect neighborhood character.

The ordinance requires that home-sharing only occur in structures approved for residential use. Allowing for limited short-term accommodation of guests as an accessory use to dwelling units is an activity that is incidental and accessory to the primary residential use. Residents have always hosted guests from out of town in extra rooms, for short or long term periods. The charging of rent, in and of itself, is not any different from what occurs in almost one-third of the City's single-family residential zones, which are currently renter-occupied. In the Los Angeles Zoning Code, short term rentals of less than 30 days are already permitted through a CUP in Bed and Breakfast establishments, which may be located in any zone. Other accessory uses, such as Accessory Living Quarters, already permit the short-term stay of guests in residential zones.

As the definition states, home-sharing is considered an accessory use to a (primary) residence. As such, the dwelling unit is already used for sleeping, cooking, eating, and living. The unit may be considered a residential dwelling regardless of whether its renters are primarily short term or long term or whether it is vacant most of the time. Granted, short term rentals also have commercial characteristics in terms of providing lodging for a fee. However, as a fundamentally residential use, home-sharing is consistent with the General Plan Land Use categories that allow residential uses within the range of uses.

Housing Element 2013-2021

The ordinance furthers the aim of preserving housing stock (Objective 1.2) through its focus on new ways to enforce the current bans on vacation rentals, the ban on conversions of units subject to the RSO to short-term rentals as well as the proposed prohibition on conversions of apartment buildings to Transient Occupancy Residential Structures. The Housing Element also calls for amending the zoning code to facilitate innovative housing models to make housing more affordable, including shared housing and congregate housing (Program 67). The Home-Sharing ordinance will allow thousands of Angelenos to efficiently use space in their homes to afford the cost of housing. As such, the ordinance furthers the following Housing Element policies:

1.1.1 Expand affordable homeownership opportunities and support current homeowners in retaining their homeowner status.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

City Charter Section 558(b)(2)

In accordance with Charter Section 558(b)(2), the adoption of the proposed ordinance would be in conformity with public necessity, convenience, general welfare and good zoning practice. The ordinance would align the City with many cities across the country that have recognized the need for new regulations regarding the fast expanding use of residential spaces for short-term rentals. Current regulations simply do not differentiate between the sharing of one's own primary residence (home-sharing) and the conversion or rental of otherwise vacant units for short-term rental (vacation rental). This needlessly stifles efficient use of residential space and prevents hosts from sharing their home on occasion to help afford housing cost. The lack of current regulations specific to this new use also makes enforcement very difficult. A new regulatory framework is needed to adapt to the sharing economy, including new tools to enforce regulations against vacation rentals. The ordinance would limit home-sharing to 120 days per year, which ensures the primary use of any residential structure used for this purpose would remain as a long-term residential structure (and not transient), thereby protecting residential areas from uses that are primarily transient in nature.

City Charter Section 559

In accordance with Charter Section 559, and in order to ensure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Office of City Attorney. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

CEQA Findings

The proposed ordinance qualifies under the "common sense" CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) and 15060(c)(2), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment - either through a direct impact or reasonably, foreseeable indirect impact. The proposed ordinance does not have that possibility.

Direct impacts of the ordinance on the environment will be minor. It is not expected to prompt any new development or direct physical effects. The expected result of the ordinance is fewer intensive short-term rental operations in vacation rentals compared to what currently exists in the City, along with better regulations governing the sharing of one's own home for short-term rentals. Both results are unlikely to create a foreseeable physical impact on the environment as total tourist trips to the City of Los Angeles are not expected to change noticeably as a result of the ordinance. A more complete analysis of the potential impact of the ordinance on the environment is included as Exhibit B.

As set forth above, the City believes the “common sense” exemption is most appropriate for this project. However, in case there is a challenge to this project and a court disagrees, the City has prepared a Negative Declaration for this project (Exhibit B.2).

PUBLIC HEARING AND COMMUNICATIONS

There has been an exceptional amount of public input and communications on this issue, including prior to the proposed ordinance being drafted. Three “community listening sessions” were held in Mar Vista, North Hollywood and the downtown area in late September and early October 2015. Approximately 600-700 persons showed up to the three meetings, which featured a brief staff presentation and the opportunity to provide written or oral comments on the topic. The Department also provided boards for attendees to mark their support or disagreement for about 20 regulatory ideas other cities have used in regulating short-term rentals.

The majority of speakers at the listening sessions were “hosts” currently engaged in home-sharing, who spoke about their positive experiences. Many credited short-term rental income with providing meaningful assistance during difficult financial times or otherwise having a positive impact on their lives. They stated that the practice enhances local economic development, can help the City with needed revenues and poses little to no impact on their neighborhoods. On the other hand, the City heard testimony about lives and communities who have been negatively impacted by short-term rentals. Neighbors expressed concern about commercial activities and nuisance in residential areas as well as the loss of housing stock. Issues regarding safety in multiple-family buildings, over-concentration of units and “party houses” were other frequent complaints.

Also during this early period, the Department also distributed a brief questionnaire to neighborhood groups, interested parties and meeting attendees. The questionnaire attempted to gauge public attitudes towards short-term rentals as well as ask about several specific regulatory approaches. Approximately 1,300 responses were received in just over two weeks.

While in the process of drafting the ordinance, the Department met with groups opposed to, and in favor of, short-term rentals, including community organizations, representatives of several hosting platforms and hotel and tourism organizations. Staff also researched the regulations and experiences of many other comparable cities, spoke to key experts in different cities and consulted various academic reports and studies that have been published in the past year.

The proposed ordinance was released on April 15, 2016. More than 2000 written and oral responses have been received in response to the draft, including comments received at the May 21, 2016 staff public hearing. The public hearing featured 289 speakers, including approximately 43 generally supportive and 41 (largely hosts) with concerns. The majority are from hosts with concerns about some of the limitations (mostly the 90 day limit and the ability to rent more than one space at a time), privacy, and ease of registration. The second largest number of comments came from those who prefer the practice to remain unpermitted. The third largest grouping came from supporters of the ordinance, which included many community and nonprofit organizations concerned about the impacts of unregulated short-term rentals. The remainder came from neighborhood council or other groups/individuals with suggestions to improve the ordinance. The main issues mentioned in the public comment period are discussed individually in the *Key Issues* section.

Changes from the April 15th draft ordinance to the proposed June 14th ordinance (Exhibit A)

Significant changes from the April 15th draft ordinance are listed below for the public. Please also consult the tracked change version of the proposed ordinance in Exhibit A.

1. Clarifies that notwithstanding any code provision to the contrary, home-sharing shall be permitted in accordance with the ordinance 12.22 A.31 (c)(2)(b)
2. Clarifies that a major purpose of the ordinance is to protect housing stock
3. Clarifies that home-sharing may occur in a structure approved for residential use.
4. Clarifies that properties converted from units subject to the RSO ordinance to single family homes are not eligible until five years after the conversion.
5. States that, to the extent permitted by law, the records submitted by hosts and hosting platforms per certain provisions, shall be redacted to protect personal information.
6. Adds that if any property has an open Order to Comply as a result of code violations, home-sharing cannot occur until it has been resolved.
7. Increases the number of days hosts are able to operate Home-Sharing rentals during the year was from 90 to 120.
8. Clarifies that hosting platforms assume the same duties and liabilities as the Host when it is assigned the functions or responsibilities regarding the collection and remittance of the Transient Occupancy Tax.
9. Clarifies it is not a violation for hosts to maintain more than one listing at any given time (however they may not be booked at the same time).
10. Ensures that the regulations and terminology used by the proposed ordinance (Host, Home-Sharing and Hosting Platform) are in accordance with the Transient Occupancy Tax code (Article 1.7 of the LAMC)
11. Clarifies that certain hosting platform responsibilities for sharing information are dependent upon being designated a secondary operator pursuant to Article 1.7 of the LAMC .
12. Changes from 100% to 95% the percentage of TOT attributable to short-term rental that would accrue to the Affordable Housing Trust Fund.
13. Additional minor technical or clarification changes

Next Steps

The scope and breadth of the City's activities regarding short-term rentals and home-sharing cannot be distilled solely in an ordinance. To be a successful policy, the Department recommends that the following additional steps be implemented within the next year:

- Establish registration protocols and administrative guidelines
- Begin education campaign regarding the ordinance with public, preferably in cooperation with the hosting platforms
- Establish proactive enforcement program, either through third party consultants or staffing
- Evaluate the program and return to the City Planning Commission and Council with any adjustments necessary to ensure the success of the program.

EXHIBIT A:
Proposed Ordinance

CPC-2016-1243-CA
June 23, 2016

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Charter and Administrative Code, imposing regulations to permit sharing of one's primary residence as a short-term rental, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The definition of Accessory Use in Section 12.03 of the Los Angeles Municipal Code is amended to include:

The use of a Primary Residence for the purposes of Home-Sharing shall be considered accessory to a residential use.

Section 2. The definition of Home-Sharing is added to Section 12.03 of the Los Angeles Municipal Code to read:

HOME-SHARING. An accessory use of a Host's Primary Residence for the purposes of providing temporary lodging, for compensation, for periods of 30 consecutive days or less.

Section 3. Section 12.22 A of the Los Angeles Municipal Code is added to read as follows:

31. Home-Sharing. Notwithstanding any other provisions of this article to the contrary, and in all zones wherein residential uses are permitted by right, the following shall apply:

(a) **Purpose.** The purpose of this Subdivision is to allow for the efficient use and sharing of residential structures without detracting from residential character or the City's housing stock.

(b) **Definitions.** When words are capitalized in this Subdivision they refer to defined terms in the Municipal Code, including this section as well as 12.03, 21.7.2 and 151.02. For the purposes of this Subdivision, the following words and phrases are defined:

(1) **HOME-SHARING HOSTING PLATFORM.** An entity that facilitates Home-Sharing through advertising, match-making or any other means and from which the Platform derives revenues, including, but not limited to, booking fees or advertising revenues, from providing or maintaining the marketplace.

(2) **HOST.** An individual who has the legal right to rent his/her Primary Residence for Home-Sharing under this Subdivision.

- (3) **PRIMARY RESIDENCE** The sole property on which the Host conducts Home-Sharing and in which the Host resides at least 6 months of the year.

(c) Home-Sharing Registration

- (1) **Application.** To register for Home-Sharing, a Host shall file an application with the Department of City Planning on a form provided by the Department, and shall include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Any filing fees required under Section 19.01 E. shall be included with the application. Beyond basic information needed to verify the identification of the Host and his or her Primary Residence, the application shall also include information for a local responsible contact person, a list of all Hosting Platforms to be used and the portion of the unit to be used for Home-Sharing.
- (2) **Eligibility Requirements:** The following requirements must be met at the time of Home-Sharing registration:
- (a) The Host must obtain a Transient Occupancy Registration Certificate from the Office of Finance.
 - (b) Home-Sharing may only be authorized and take place in the Primary Residence approved for residential use.
 - (c) Renters or lessees of units may not engage in Home-Sharing without prior written approval by the Landlord. If a renter or owner is subject to the rules of a lease agreement, homeowner's or condo association, or any other legal contract, allowance to engage in Home-Sharing through this subsection shall not be inferred to grant any permission that invalidates provisions in those documents.
 - (d) Renters of units subject to the Rent Stabilization Ordinance may not engage in Home-Sharing.
 - (e) Any multi-unit buildings, used for Home-Sharing, shall not have any open Orders to Comply or any other code violation that is the subject of enforcement or criminal proceedings, unless the violation is completely unrelated to the safety or habitability of the space being used for Home-Sharing, as determined by the agency which issued the order.
 - (f) No Person may apply for, or obtain, more than one Home-Sharing registration, or otherwise operate more than one Home-Sharing unit or guest room, in the City of Los Angeles.
- (3) **Expiration and Renewal.** A Home-Sharing registration is valid for a maximum of two years from the date of issuance. It may not be transferred and is valid only at the original Home-Sharing site. A Home-Sharing registration may be renewed bi-annually if the Host meets the renewal requirements including: (1) pays the renewal

fee; (2) is deemed to have been in substantial conformance with the provisions of this Subdivision for the past two years; (3) documents and provides any changes that have occurred to the information on the current Home-Sharing application; and 4) submits Home-Sharing records described in Subsection (e) 2 for the last two years to demonstrate compliance with this Subdivision as part of the renewal. These records will not be made public. Without a renewal application submitted within 2 years to the date of the issuance of the Home-Sharing registration, or prior renewal, a registration is considered null and void.

- (4) **Suspensions and Revocations.** Notwithstanding any other provision of this Code to the contrary, the Director may require the modification, discontinuance or revocation of Home-Sharing approval if it is found that violations of this section have occurred, in addition to any other city, state, or federal regulation, ordinance or statute. Home-Sharing may not occur while an Order to Comply issued by an enforcement agency remains open. Otherwise, the Director shall give notice to the record owner and lessee(s) of the real property affected to appear at a public hearing at a time and place fixed by the Director and show cause why the Home-Sharing approval should not be modified, discontinued, or revoked pursuant to section 12.27.1 (B). If a registration is revoked, the Host must wait at least three years before they can apply and/or register for Home-Sharing again.

(d) Prohibitions.

- (1) No Person shall advertise, undertake, maintain, authorize, book or facilitate any renting to Transient guests in a manner that does not comply with this Subdivision.
- (2) No Person shall advertise any Home-Sharing activity without a City issued Home-Sharing registration number included on a visible location on the advertisement.
- (3) No Person shall operate Home-Sharing for more than 120 days each calendar year.
- (4) A second dwelling unit on a single-family zoned lot may not be used for Home-Sharing, unless it is the Primary Residence of a Host.
- (5) No Person shall offer or engage in Home-Sharing in any part of the property not approved for residential use, including but not limited to, a vehicle parked on the property, a storage shed, recreation room, trailer or garage or any temporary structure like a tent.
- (6) A Host may maintain multiple listings on a Hosting Platform, however, only one listing may be booked at any given time.
- (7) A Host may not rent all or a portion of his home for the purposes of Home-Sharing to more than one group of guests, under more than one booking, at any given time.
- (8) Home-Sharing is not permitted in units that are subject to affordable housing covenants, are in units subject to the Rent Stabilization Ordinance, and/or are income-restricted under City, state, or federal law.

- (9) Properties that are converted from units subject to the RSO ordinance to single family homes are not eligible for Home-Sharing until five years after the property has been converted to the single family home.
- (10) Non-residential uses shall not be permitted, including but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product is conducted on the premises.
- (11) No Persons shall advertise Home-Sharing on a Hosting Platform not included on the Home-Sharing registration form without prior noticing of the Department of City Planning and amending of the Home-Sharing application form.

(e) Host Requirements

- (1) A Host shall be responsible for any nuisance violations, as described in LAMC section 12.27.1.B, arising at a property during Home-Sharing activities.
- (2) The Host shall keep and preserve, for a period of three years, all records as may be necessary to determine the amount of such tax as he may have been liable for the collection of and payment to the City, including the number and length of each Home-Sharing stay, and the price paid for each stay. The Office of Finance shall have the right to inspect these records at all reasonable times. Hosts shall provide a copy of the records from the last two years to the Department of City Planning at the time of renewing the Home-Sharing registration.
- (3) The Host shall fully comply with all the requirements of LAMC Article 1.7 (Transient Occupancy Tax) and successor sections.
- (4) A Host shall provide and maintain fire extinguishers, smoke detectors, carbon monoxide detectors and information related to emergency exit routes and emergency contact information.

(f) Hosting Platform Requirements.

- (1) Actively prevent, remove and cancel any illegal listings and bookings of short term rentals including where a listing has been offered: without a Home-Sharing registration number; by a Host who has more than one listing in the City of Los Angeles; or, for a rental unit that exceeds 120 days in a calendar year.
- (2) In cases where advertisements appear on Hosting Platforms that are not in compliance with this Subdivision, work with the Department of City Planning to identify contact information and investigate and resolve any violations. This includes contacting the alleged violator, particularly in cases where the City is unable to locate them, and instructing them to apply for Home-Sharing. If the Home-Sharing registration is not applied for within 21 days of the notice, the listing shall be removed from the Hosting Platform.
- (3) Provide to the Department of City Planning, within 45 days of the effective date of this Ordinance, contact information for an employee or representative that will respond to requests for information or verification of violations of this section. Hosting Platforms established after the effective date, provide this information prior to facilitating Home-Sharing or renting to Transient guests.

- (4) Provide to the Department of City Planning and Office of Finance, on a monthly basis, a log in an electronic format, including the Home-Sharing registration number, address of all sites maintained, authorized, facilitated or advertised by the Hosting Platform for Transient use during the period, the total number of nights that the residential unit was occupied during the period and the amounts paid for each stay. If the Hosting Platform does not have the technical capability to collect such information, it shall provide written documentation to the City of Los Angeles within 75 days of adoption of this Ordinance that it either does not participate in the booking of Home-Sharing or provide alternative methods to comply with the intent of this provision, to the satisfaction of the Department of City Planning. This information will not be made publicly available.
- (5) If a Host assigns its functions or responsibilities regarding the collection and remittance of the Transient Occupancy Tax to a Hosting Platform, the Platform and the Host shall have the same duties and liabilities as the Host, including but not limited to the collection and remittance of the tax to the City on a monthly basis.

(g) Enforcement of Violations. Any Person violating this Subdivision shall be guilty of a misdemeanor and or civil remedies provided for by this code, at law or in equity, or any combination of these.

- (1) The provisions in this subsection shall be in addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of this Subdivision. The selection of the appropriate remedies lies within the sole discretion of the issuing Department and, as applicable, by the City Attorney, and shall be consistent with the purpose and intent of this Article.
- (2) Any person who has failed to comply with the provisions of this Subdivision may be subject to the provisions of Section 11.00 of this Code. The Owner of the property in violation may be assessed a minimum inspection fee, as specified in Section 98.0412 of this Code for each site inspection.
- (3) The Administrative Citation Enforcement (ACE) program in Article 1.2 of this Chapter may be utilized to issue administrative citations and fines pursuant to this section.
- (4) The Director may require the modification, discontinuance, or revocation of any Home-Sharing registration in the manner prescribed in the Administrative Nuisance Abatement program Section 12.27.1
- (5) The Director shall have the authority to prescribe additional conditions and standards of operation for any Home-Sharing that may require additional conditions to avoid nuisance conditions or violations of this section.
- (6) Violation or failure to comply shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this chapter, except as follows:
 - a. Hosting Platform
 1. \$500 Fine per day for advertising a listing in violation of this Section, including but not limited to listings without a City Home-Sharing

registration number, multiple listings across more than one property by the same Host or, a listing where the Host's home address does not match the listing location, and any listings rented for more than 120 days a calendar year.

2. \$1,000 Fine per day on any refusal to provide the addresses of un-registered short term rentals to the City.
3. \$1000 Fine per day on any refusal to submit monthly documents required for City to verify the accuracy of the City's Transient Occupancy Tax.

b. Property Owner and/or Host

1. A minimum \$200 Fine, or two times the nightly Rent charged, whichever is greater, per day, for advertising a residence for the purposes of Home-Sharing without compliance with this Subdivision.
2. \$2,000 Fine per day for Home-Sharing beyond the 120 day limit in a year.
3. For the purposes of establishing an Administrative Violation under the Administrative Citation Enforcement program for the Transient use of buildings, structures, or land for which approval are required but were not obtained, the Administrative Fine levied shall be in the amounts described in LAMC section 11.2.04 (a)(2). If no approval could have been obtained and no variance was sought, the Administrative Fine levied shall be at four times (4x) the amounts in that section. The square footage for the use in violation shall be the amount of indoor space to which the Transient guests have access. If the square footage is unable to be ascertained, it shall be assumed to be between 500 and 2,500 square feet.

(h) Administration and Regulations. City Departments and Agencies may promulgate regulations, which may include but are not limited to application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions of this Chapter. No Person shall fail to comply with any such regulation.

(FROM THIS POINT FORWARD ALL UNDERLINED TEXT IS NEW CODE AND ~~STRIKEOUT~~ IS DELETED)

Section 4. Section 12.24 to read as follows:

W. Authority of the Zoning Administrator for Conditional Uses/Initial Decision.

24. Hotels.

(a) Hotels (including motels), apartment hotels, transient occupancy residential structures, or hostels in the CR, C1, C1.5, C2, C4, and C5 Zones when any portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, transient occupancy residential structure or hostel is located within 500 feet of any A or R Zone. Approval of a conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

(b) Hotels (including motels), apartment hotels, transient occupancy residential structures or hostels, in the M1, M2 and M3 Zones when more than half of the lot on which the use is located is in the CR, C1, C1.5, C2, C4, C5 or CM Zones. In approving a request for a use in the M1, M2 and M3 Zones, the Zoning Administrator, in addition to the findings otherwise required by this section, shall also find that approval will not displace viable industrial uses. Approval of a conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

(c) Hotels, motels, apartment hotels, transient occupancy residential structures and hotels in the R4 or R5 Zones, unless expressly permitted by Sections 12.11 or 12.12. In the R5 Zone, incidental business may be conducted, but only as a service to persons living there, and provided that the business is conducted within the main building, that the entrance to the business is from the inside of the building and that no sign advertising the business is visible from outside the building. If the proposed use is to be established by the conversion of an existing residential use, then a relocation assistance plan shall be drawn up and approved in a manner consistent with Section 12.95.2G. Approval of a conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

Section 5. Section 19.01, Section P is amended and Section Z of is added to read:

P. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.

[FILING FEE]

Type of Application	Fee
<u>Home-Sharing Administrative Hearing</u>	<u>\$TBD</u>

Z. Home-Sharing Registration Application Fee.

[FILING FEE]

<u>Type of Application</u>	<u>Fee</u>
<u>Home-Sharing Application</u> (Section 12.22)	\$TBD

Section 6: Section 21.7.2 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 21.7.2. DEFINITIONS.

Except where the context otherwise requires, the definitions given in this section govern the construction of this article.

(b) **Hotel.** "Hotel" means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, Home-Sharing, motel, studio, hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, or other similar structure or portion thereof, and shall further include any trailer court, camp, park or lot where trailer spaces, or combinations of such spaces and trailers, including mobile homes, are occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes.

(f) **Operator. (Amended by Ord. No. 176,005, Eff. 7/7/04.)** "Operator" means the person who is either the proprietor of the hotel or any other person who has the right to rent rooms within the hotel, whether in the capacity of owner, lessee, mortgagee in possession, licensee or any other capacity. The owner or proprietor who is primarily responsible for operation of the hotel shall be deemed to be the principal operator. If the principal operator performs or assigns its functions, in whole or in part, through a managing agent, a booking agent, a room seller or room reseller, or any other agent or contractee, including but not limited to Hosting Platforms, on-line room sellers, on-line room resellers, and on-line travel agents, of any type or character other than an employee, those persons shall be deemed to be secondary operators.

Section 7. Chapter 122 of the Administrative Code is amended to read as follows:

Sec. 5.522. Creation and Administration of the Affordable Housing Trust Fund

(h) Ninety-five percent of transient occupancy taxes equal to the amount which would be derived from a transient occupancy tax received by the City, which are attributable to any Transient use other than a hotel, motel, apartment hotel or hostel, shall be placed in the fund.

EXHIBIT B:
Environmental Clearance

B1: Statutory Exemption
B2: Negative Declaration

CPC-2016-1243-CA
June 23, 2016

CEQA NARRATIVE

Home-Sharing Ordinance CPC-2016-1243-CPC

Project Description

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Charter and Administrative Code, imposing regulations to permit sharing of certain primary residences as short-term rentals, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

Summary

The proposed ordinance qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) and 15060(c)(2), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment - either through a direct impact or reasonably, foreseeable indirect impact. The proposed ordinance does not have that possibility.

Direct impacts of the ordinance on the environment will be minor as it is not expected to spur any new development or direct physical effects. The City reasonably expects that implementation of the ordinance will result in fewer primary residences being offered for short-term rentals compared to what currently exists in the City, and better regulation of the activity of sharing certain primary residences for short-term rentals. Both results are unlikely to create a foreseeable physical impact on the environment.

Current Environment

For the purpose of CEQA, the analysis of potential environmental impacts from a “project” is based upon a comparison of the potential impacts of a project with the baseline. The baseline is generally the existing conditions at the time the City commences the environmental review of the project (CEQA Guidelines, section 15125(a)). This is the case even when the existing conditions are the result of prior illegal activities, including of zoning and building code violations (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1452-1453, *Citizens for East Shore Park v. State Lands Commission* (2011) 202 Cal.App.4th 549, 559-560.).

Short-term rentals have a strong and fast-growing presence in many neighborhoods of the City, despite their current illegality in all but a few cases (legal Bed and Breakfasts or Transient Occupancy Residential Structures). The staff report cites two recent estimates that have put the total market at about 20,000 active short-term rental listings in the City. The figure has been increasing fast over the last few years (likely doubling every 12-16 months).

The City has gathered some basic information on guest stays using Airbnb, which is the largest platform facilitating short-term rentals in the City. Based on a Department analysis of a “data

scrape” of Airbnb information for the City in late 2015, roughly 15% of Airbnb users rent their units for more than 120 days a year, nearly 40% of hosts have multiple listings and almost 60% of listings are of whole units. More recently Airbnb released figures that show 84% of Airbnb hosts in Los Angeles are sharing their permanent home, and the typical Airbnb listing in Los Angeles is rented 62 nights per year. Over 560,000 total guests stayed with Airbnb hosts in Los Angeles in 2015, with an average number of 2.2 guests per trip and an average length of stay of 4.5 days. These figures likely represent about 65% of the total short-term rental market.

Proposed Ordinance

The proposed ordinance includes new regulations to enable the legalization of a portion of the short-term rentals already in existence. In addition, the short-term rentals permitted by this ordinance will be subject to an enhanced regulatory environment. As set forth in the staff report, the ordinance includes the following key provisions:

1. All short-term rentals must be registered with the City.
2. Only primary residences may be shared as short-term rentals.
3. Primary residences that are subject to the City’s Rent Stabilization Ordinance are prohibited as shared short-term rentals.
4. No primary residence may be shared as a short-term rental for more than 120 days per year.
5. Full-time vacation rentals are prohibited.

In addition, the ordinance includes additional enforcement tools and resources, including setting aside 5% of the anticipated revenue from the Transient Occupancy Tax (likely to be at least \$500,000 per year), which could be used to enforce the provisions of the ordinance¹. (see the *Enforcement* section in the staff report).

Analysis

The City’s analysis shows, consistent with other studies that many of the short-term rental *listings* are for shared housing or part-time single-listings. However, the greatest amount of short-term rental activity (or total bookings) involve the full-time rental of entire single family residences (i.e. vacation rentals.) Fully 35% of Airbnb revenues are from hosts with multiple listings entire single family residences. While reliable numeric break-downs according to the ordinance’s provisions are not available, it appears the ordinance would have its greatest impact on the more active and intensively used listings, specifically the full-time “short-term” rental of single family residences as vacation rentals.

Stays in residential short-term rentals may occur at the expense of occupancies at typical hotels, motels and bed and breakfasts. Therefore any change to the regulatory environment must consider the impact on hotel and motel occupancy rates. The best research the City has located regarding the relationship between hotels and Airbnb is based on a study of Austin, TX. While the study found a significant relationship between hotel revenues and Airbnb, it found a

¹ Final decisions on year-to-year funding are made by the City Council separate from this ordinance.

near-zero impact on occupancy rates, which is more relevant for assessing environmental impacts. Specifically, the study found that a 10% increase in Airbnb listings is associated with a .0005 percent decrease in hotel occupancy rates. This is in line with current information in Los Angeles, where demand for hotel rooms has increased significantly in recent years, despite the ascendance of short-term rentals. Given this, if a 20-40% reduction in short-term activity were to occur, as is reasonably be estimated, changes in hotel occupancy rates would barely register (an estimated .001-.002 percent increase). This .001 to .002 percent projected increase compares to an increase in occupancy rate of about 4.7% recorded in Los Angeles County through March 2016. Based on the current number of 2.6 million nights booked in hotel rooms in the Los Angeles-Long Beach region², this would equate to an increase of between 2,600 and 5,200 guest stays in hotel rooms per year. The impacts on hotels are thereby considered negligible.

In the longer run, Airbnb may be seen to also affect the hotel industry's investment decisions. However, the opposite has appeared to be true. Currently, during a time of rapid increase in short-term rentals, hotel development is undergoing a significant increase. In January 2016, the Los Angeles Tourism and Convention Board reported that approximately 14,650 new rooms in development in 83 hotels were under development. Given past behavior of the hotel industry in constructing a significant number of hotels during a time when short-term rentals have been fast increasing, the ordinance is not likely to influence decisions on whether to construct a new hotel or not. The increase in hotel development will help more than absorb the largely insignificant increase in hotel occupancy rates associated with the ordinance.

One way to get a better sense of potential effects is to look at the results in a city that adopted similar regulations. Santa Monica passed an ordinance about a year ago that features important similarities to the proposed ordinance - in terms of requiring registration numbers, placing responsibility on both hosts and platforms to enforce the law. Total short-term listings in the city are believed to have dropped from about 1,400 listings to less than 1,000 in the course of about a year's time (a decline of 30%) The reduction of online listings in Santa Monica is due in large part to the staff resources devoted to pro-active enforcement. The proposed ordinance contemplates the availability of TOT resources (five percent of the total derived from short-term rentals) to hire a team of staff persons and/or invest in a technological solution. However, any final decision on expenditure of resources will be taken by the City Council in the future.

Today, there is very little effective enforcement against short-term rentals, most of whom are believed to be operating in violation of current zoning regulations. Therefore, if someone is interested in renting out residential space on an online hosting platform, they are unlikely to wait until a new regulatory system is put in place to engage in such activities. They are already engaging in short term rental activities.

As such, the proposed ordinance would not likely induce any new short-term rental to take place. The City expects many owners of the few thousand homes that are ineligible for Home-

² Bank of America/Meryll Lynch. Lodging. October 2015. *Airbnb: Deep dive with data from AirDNA.*

Sharing will re-evaluate their choice of renting units as a short-term rental business. Many are likely to end their activities, leading to a net reduction in short-term rental activity. Any reduction in short-term rental activity is likely to reduce any environmental impacts from a CEQA point of view.

At the more local level, the impact on the residential environment is also likely to be minimal regardless of the exact magnitude of the change. With the regulations set forth by the Home-Sharing ordinance, the operation of Home-Sharing uses would be similar to the operation of a regular occupied home in any residential neighborhood. In fact, often times a bedroom or unit being used exclusively for short-term rental is likely to be used less intensely than a full-time, long-term occupied bedroom or unit. However, in other cases, spaces used for short-term rentals would be vacant. Again, countervailing trends are likely to balance out.

Given the credible evidence currently available, it appears reasonable to believe that the growth rates of short-term rentals will slow considerably and that the number of short-term rentals should decline from the current level. However, noticeable change to the physical environment is not likely not occur either way. If short-term rentals drop, some percentage of long-term rental may increase and vice-versa (in addition to the projected slight increase in hotel room stays). In the end the balance of forces - likely fewer short-term rental usage versus potentially higher impacts associated with some amount of reversion to long-term rental uses - is likely to roughly balance out and lead to almost no perceivable environmental impact.

EVALUATION

Summary

The above analysis concludes that short-term rental activity is likely to slow or decline as a result of the ordinance for the following reasons: (1) the ordinance as currently proposed permits only residential units used as primary residences to be used as short-term rentals; (2) ordinance prohibits residential units subject to the City's rent stabilization ordinance from use as short-term rentals; (3) the ordinance permits an individual or entity to list only one unit or single family residence as a short-term rental; and (4) the ordinance requires that all short-term rentals be registered with the City. These regulations will necessarily limit the units available to be used as short-term rentals and may discourage individuals that are currently listing units or residences as short-term rentals from continuing to do so because of the registration requirement and the additional regulations. Reductions in the number of short-term rentals should be more pronounced in areas with greater concentrations of entire residences that are listed as short-term rentals. This appears to be in areas with the highest demand, such as Venice, Hollywood and Silverlake. The proposed ordinance amends Sections 12.03, 12.22 and 12.24 of the zoning code and will be applicable to all parcels in which residential uses are permitted or currently exist.

Below is a discussion of potential impacts in each environmental topic area. In most cases, impact areas are not impacted at all, or only tangentially. In cases where there may be a potential effect, the net result would be minor. As a result, the preliminary study finds no potential impacts.

This evaluation is a programmatic review of the impact of short-term rentals on residential neighborhoods.

Aesthetics

The Home-Sharing ordinance would only affect the use of a residential building and not its physical shape or size. The analysis of the short-term rental market in Los Angeles indicates that, if anything, the ordinance is likely to reduce the amount of such activity in Los Angeles. There should be no more exterior lighting than if not used for home-sharing.

Mitigation Measures: None.

Conclusion: No impact to aesthetics.

Agriculture & Forestry Resources

The amendment will not result in the loss or conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No loss of forest land or conversion of forest land to non-forest use will occur.

Mitigation Measures: None.

Conclusion: No impact to agricultural resources.

Air Quality

The proposed amendment will not obstruct the implementation of SQAMD plans, nor will it violate any air quality standard or contribute substantially to an existing or projected air quality violation. As no construction is proposed, it will not result in the cumulative net increase of any criteria pollutant for which the project region is non-attainment, expose sensitive receptors to pollutants, or create objectionable odors. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists and impacts to sensitive receptors and the creation of objectionable odors would be subject to subsequent environmental review and analyzed during the application process.

Mitigation Measures: None.

Conclusion: No impact to air quality.

Biological Resources

The proposed text amendment will not impact state or federally listed species, riparian habitat, wetlands, sensitive natural communities, migratory fish or wildlife species, adopted Habitat Conservation Plan, Natural Community Plan, trees, or marine animals. No construction is proposed as part of this amendment. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to biological resources.

Mitigation Measures: None.

Conclusion: No impact to biological resources.

Cultural Resources

The proposed amendment only pertains to the use of an existing residential property and in no way grants approval of physical changes to a structure. Although it may be possible for a vacation rental permit to be granted for a historic property, any external changes would be subject to the policies of the City's Historic Preservation Overlay Zone Ordinance or the Cultural Heritage Ordinance. The Home-Sharing ordinance applies to existing homes in established residential neighborhoods and would therefore not have the potential to destroy a unique paleontological resource or disturb any human remains. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to cultural resources.

Mitigation Measures: None

Conclusion: No impact to cultural resources.

Geology & Soils

The use of an existing home for Home-Sharing would not increase the potential to expose more people to strong seismic ground shaking, ground failure, or landslides than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking.

Mitigation Measures: None.

Conclusion: No impact to geology and soils.

Greenhouse Gas Emissions

The amendment will not cause an increase in cumulative greenhouse gas emissions nor will it conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gases. Any future structures and uses would be subject to the application review process that currently exists.

Mitigation Measures: None

Conclusion: No impact to greenhouse gas emissions.

Hazards & Hazardous Materials

Home-Sharing use of existing single dwellings would not involve the routing or transport, use or disposal of hazardous materials. There are no known residential sites within the City that are listed on a hazardous materials site. There are no residential sites within the airport land use plan boundaries in the City. Therefore there is no potential for a vacation rental property to be located within the airport land use boundary. The proposed uses will have no impact to any emergency response plan for emergency evacuation plan above that of an existing single family residence. The potential for wildland fires does not exist as the vacation rental uses will be conducted only at existing developed residential locations.

Mitigation Measures: None.

Conclusion: No impacts to hazards or hazardous materials.

Hydrology & Water Quality

The Home-Sharing Ordinance affects use of existing structures that have been previously permitted. These residential sites will not affect run-off or surface water body. Therefore, there is no potential for future significant and different impacts on hydrology and water quality. Impacts on hotels are considered to be negligible.

Mitigation Measures: None.

Conclusion: No impacts to hydrology and water quality

Land Use & Planning

The Home-Sharing Ordinance does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. General plan and zoning consistency is addressed in detail in this report.

Mitigation Measures: None.

Conclusion: No impacts to land use & planning

Mineral Resources

The Home-Sharing Ordinance will have no effect on mineral resources locally or regionally, either in availability or future value. No loss or use of known mineral resources will occur.

Mitigation Measures: None.

Conclusion: No impacts to mineral resources

Noise

The Home-Sharing Ordinance does not expose additional persons to, or generate, excess noise levels. The ordinance should reduce the number of large vacation rentals often used for parties and other gatherings in short-term rentals, as these uses are not normally someone's primary residence. This should reduce exposure or generation of excess noise. The ordinance will also have a hotline for complaints, which will be able to be used for home-sharing, in the event of excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts on hotels are considered to be negligible.

Mitigation Measures: None.

Conclusion: No impacts to noise

Population & Housing

The Home-Sharing ordinance will not induce substantial population growth in an area, either directly or indirectly. The ordinance would not result in any new development and is likely to slow or reduce the amount of short-term rental activity in residences. It will not result in the construction of any new homes or businesses. As such, it will also not result in the net loss of any existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means. The prohibition

on RSO and Transient Occupancy Residential Structures, on top of the proposed enforcement tools, are important assurances that greater protections will be in place.

Mitigation Measures: None.

Conclusion: No impacts to hazards or public services

Public Services

The home-sharing ordinance would not adversely impact response time on any street intersections with a level of service (LOS) of E or F. The ordinance does not create a net increase in trips to Los Angeles. Trips may slightly increase in some areas and decrease in others, but generally commercial areas with hotels are likely to see more activity. Hotels tend to be located downtown and the LA basin, in general - in areas well-served by freeways and public transit (and therefore relatively low regional vehicle miles travelled).

Mitigation Measures: None.

Conclusion: No impacts to public services

Recreation

The proposed ordinance would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the family would occur or be accelerated.

Mitigation Measures: None.

Conclusion: No impacts to recreation

Transportation & Traffic

The ordinance would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). As the ordinance is projected to have a negligible to insignificant impact on hotel occupancy, traffic impacts are also considered to be negligible. The most impacted streets for short-term rentals in Los Angeles now may have a three to four active listings within a quarter-mile or so. These are not sufficient numbers to cause a significant diversion or shift in traffic patterns. Also, as mentioned under public services above, guest stays will be more likely to occur in areas with low regional vehicles mile travel and better public transportation access than most residential structures used as vacation rentals.

Utilities & Service Systems

The proposed ordinance will not violate any water or wastewater treatment requirements or contribute substantially to wastewater generation. As no construction is proposed, it will not result in a need for new water or wastewater treatment facilities. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists. Additionally, as the ordinance will likely result in less short-term rentals, the utilities and services impacts will likely be lowered.

Mitigation Measures: None.
Conclusion: No impacts to recreation

CONCLUSION

Based upon the information currently available regarding the current usage of short-term rentals in the City of Los Angeles and the effect on Santa Monica's short-term rentals after it adopted an ordinance that includes similar regulations and restrictions as those included in the proposed ordinance, as well as the other information set forth above, in the staff report related to this ordinance and the substantial evidence contained in the whole of the record of proceedings, the City has determined that it can be seen with certainty that there is no possibility the adoption and enforcement of this ordinance may have a significant effect on the environment.

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 360, CITY HALL
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
AND CHECKLIST
 (Article IV B City CEQA Guidelines)

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT All	DATE June 14, 2016
--	--------------------------------	------------------------------

RESPONSIBLE AGENCIES

PROJECT TITLE/NO. Home Sharing Ordinance CPC-2016-1243-CA	CASE NO. ENV-2016-1277-ND
---	-------------------------------------

PREVIOUS ACTIONS CASE NO. N/A	<input type="checkbox"/> DOES have significant changes from previous actions. <input checked="" type="checkbox"/> DOES NOT have significant changes from previous actions.
---	---

PROJECT DESCRIPTION:
 Home Sharing Ordinance establishes regulatory framework to permit sharing of primary residences.

ENVIRONMENTAL SETTING:
 City of Los Angeles

PROJECT LOCATION
 City of Los Angeles

PLANNING DISTRICT All	STATUS: <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> PROPOSED <u>June 2016</u> <input type="checkbox"/> ADOPTED
---------------------------------	---

EXISTING ZONING N/A	MAX. DENSITY ZONING N/A	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE N/A	MAX. DENSITY PLAN N/A	
SURROUNDING LAND USES N/A	PROJECT DENSITY N/A	

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA

process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROPONENT NAME	PHONE NUMBER
City of Los Angeles Department of City Planning	213.978.2666

PROPONENT ADDRESS

200 N. Spring St. Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST

DATE SUBMITTED

City of Los Angeles Department of City Planning

June 14, 2016

PROPOSAL NAME (If Applicable)

Home-Sharing Ordinance

ENVIRONMENTAL IMPACTS (Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
corridors, or impede the use of native wildlife nursery sites?				<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE #	DATE
William Hsu	Planning Assistant		June 14, 2016

ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS

a) **Would the project have a substantial adverse effect on a scenic vista?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There will be no changes to a structure's physical shape or size nor would it create any physical changes to the environment. Therefore, no impact on a scenic vista will result.

b) **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not include scenic resources within a state scenic highway. No impact related to the ordinance will occur.

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. The existing visual character or quality of the site and its surroundings will not be impacted.

d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not introduce new sources of substantial light or glare. No impact related to this issue would occur.

2. AGRICULTURE AND FORESTRY RESOURCES

a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not impact or convert any farmland to non-agricultural use. Therefore, no impacts related to this issue would occur.

b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not change any land zoned for agricultural use, and the site is not under a Williamson Act Contract. Thus, there is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. Therefore, no impacts related to this issue would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not change any land zoned as forest land or timberland. Therefore, no impacts related to this issue would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not propose changes to any forest land. Therefore, no impacts related to this issue would occur.

e) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No agricultural uses are included as part of the project. Therefore, no impacts related to this issue would occur.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not conflict or obstruct implementation of applicable air quality plan.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not violate air quality standards or contribute substantially to an existing or projected violation. The time limit on home-sharing will likely lower existing emissions.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative threshold for ozone precursors)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not generate or emit any criteria pollutant. No related impacts would occur.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not generate or emit any criteria pollutant. No related impacts would occur.

e) Would the project create objectionable odors affecting a substantial number of people?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no creation of objectionable odors and therefore no impact.

4. BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any habitats. Therefore, no impacts related to this issue would occur.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any riparian habitats. Therefore, no impacts related to this issue would occur.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any wetlands. Therefore, no impacts related to this issue would occur.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any wildlife corridors. Therefore, no impacts related to this issue would occur.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not conflict with existing policies protecting biological resources. Therefore, no impacts related to this issue would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other such plan. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impacts related to this issue would occur.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. State CEQA Guidelines Section 15064.5 defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if a project were to adversely affect a historical resource meeting one of the above definitions. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No historic structures will be affected by the ordinance. The ordinance is not proposing any physical changes. Thus, the ordinance would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. Therefore, no impacts related to historical resources would occur as a result of the ordinance.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No grading or excavation is proposed. Therefore, no impacts related to this issue would occur.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No grading or excavation is proposed. Therefore, no impacts related to this issue would occur.

d) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No grading or excavation is proposed. Therefore, no impacts related to this issue would occur.

6. GEOLOGY AND SOILS

a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

(i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

(ii) **Strong seismic ground shaking?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It would not increase the potential to expose more people to strong seismic ground shaking than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

(iii) **Seismic-related ground failure, including liquefaction?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It would not increase the potential to expose more people to strong seismic ground failure than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

(iv) **Landslides?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It would not increase the potential to expose more people to landslides than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

b) **Would the project result in substantial soil erosion or the loss of topsoil?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No physical changes to the environment are proposed and no effects on soil erosion or loss of topsoil are anticipated to occur. Therefore, no impacts related to this issue would occur.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards. Therefore, no related impacts would occur.

d) Would the project be located on expansive soil, as identified on Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards. Therefore, no related impacts would occur.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Existing residences are connected to the City's existing sewer system and would not require the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur.

7. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. This will not add car trips, and it will not cause an increase in cumulative greenhouse gas emissions.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not involve routine transport, use, or disposal of hazardous materials. Therefore, no impacts related to this issue would occur.

b) **Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not involve release of hazardous materials. Therefore, no impacts related to this issue would occur.

c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not involve emission or handling of hazardous materials. Therefore, no impacts related to this issue would occur.

d) **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located in a hazardous materials site. Therefore, no impacts related to this issue would occur.

e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located within the airport land use plan boundaries in the City. Therefore, no impacts related to this issue would occur.

f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located within the vicinity of a private airstrip in the City. Therefore, no impacts related to this issue would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No aspects of the ordinance would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Thus, no impacts related to this issue would occur.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no increased potential to risks involving wildland fires. Therefore, no impacts related to this issue would occur.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on water quality standards or waste discharge and would not violate any water quality standards or waste discharge requirements.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on groundwater supplies.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on existing drainage patterns.

d) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no

impact on runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

e) Would the project otherwise substantially degrade water quality?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on water quality.

f) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, no impacts related to this issue would occur.

g) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, no impacts related to this issue would occur.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential to increase risk involved with flooding. Therefore, no impacts related to this issue would occur.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential to increase risk involved with seiche, tsunami, or mudflow. Therefore, no impacts related to this issue would occur.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There will be no physical division of an established community. Therefore no related impacts would occur.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There would be no conflict with any applicable land use plan, policy, or regulation. Therefore no related impacts would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would not conflict with any applicable habitat conservation plan or natural community conservation plan, and impacts related to this issue would occur.

11. MINERAL RESOURCES

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Thus, it would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impacts related to issue would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Thus, it would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts related to issue would occur.

12. NOISE

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is a potential decrease in number of vacation rentals which could lead to the possible decrease in noise levels.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential for exposure to groundborne vibration or noise. Therefore, no impacts related to issue would occur.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is a potential decrease in number of vacation rentals which could lead to the possible decrease in noise levels.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is a potential decrease in number of vacation rentals which could lead to the possible decrease in noise levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located an airport land use plan in the City Therefore, the ordinance would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located within the vicinity of a private airstrip in the City. Therefore, the ordinance would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

13. POPULATION AND HOUSING

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential for inducing population growth. Therefore no related impacts would occur.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would not displace any existing housing, necessitating the construction of replacement housing elsewhere.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would not displace any residents, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the following public services:

(i) Fire protection?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(ii) Police protection?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(iii) Schools?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(iv) Parks?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(v) Other public facilities?

Libraries

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

16. TRANSPORTATION AND TRAFFIC

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no conflict with applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore no related impacts would occur.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the count congestion management agency for designated roads or highways?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no conflict with applicable congestion management programs. Therefore no related impacts would occur.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Thus, the ordinance would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impacts related to this issue would occur.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no proposed changes for roadway designs or incompatible uses. Therefore no related impacts would occur.

e) Would the project result in inadequate emergency access?

EXHIBIT C: Map

CPC-2016-1243-CA
June 23, 2016

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It affects existing residences which complies with all applicable federal, state, and local statutes and regulations related to solid waste generation, and no significant impacts related to this issue would occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not potentially result in any significant impacts would not have the potential to contribute to significant cumulative impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not potentially cause substantial adverse effects on human beings, either directly or indirectly.

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

17. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable regional water quality control board?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not propose construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore no related impacts would occur.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not propose construction of new storm water drainage facilities or expansion of existing facilities. Therefore no related impacts would occur.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

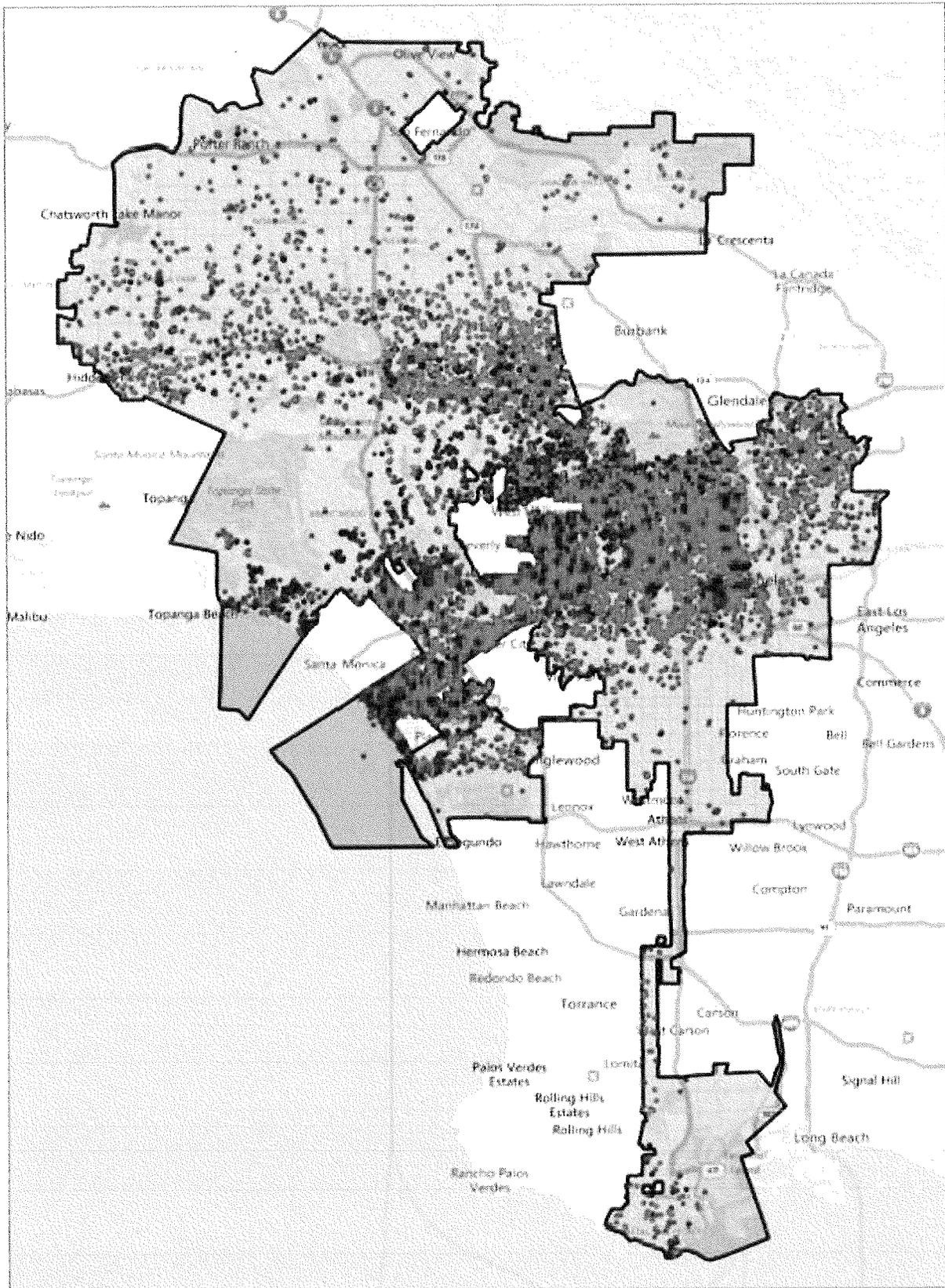
e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

EXHIBIT D: Comparison of Other Cities

CPC-2016-1243-CA
June 23, 2016

Exhibit C – Map of Short-Term Rental Listings In Los Angeles
CPC-2016-1243-CA



Source: Hostcompliance.com proprietary data, June 2016

Registration Required?	Reg. Fee	Number on Permit?	Days/Year Permitted	Host Requirements	Platform Requirements?	Other Provisions
Y (except Airbnb users)	\$25 (TOT)	N	Unlimited	Pay TOT	Subject to subpoena for host data	Ban in units subject to the Rent Sta
Y	Y (TBD)	Y	120	Responsible for nuisance activities; Maintain records for 3 years; Present them for renewal; Maintain safety equipment and provide local contact person information	Must prevent/cancel illegal listings; Must provide monthly data (addresses, nights rented) - unless exempt; Must provide contact person	Unit must not be subject to a current enforcement agency Remove the current ability to convert a Transient Occupancy Residential rental use) D 13
Y		N	90 if not primary resident	Keep a register of guests; Ensures all listings are in permitted residences		Neighbor notification within 200 feet Consent of property owner; Six-guest limit No weddings, events, fundraisers, e
Y	\$50	Y	90 for entire home; Unlimited if host is present	Maintain records for 2 years	Platforms now responsible for verifying and preventing illegal listings	Private Right of (legal) by housing n insurance required Established new multi-agency short
Y			180 for entire home; Unlimited if host is present			
Y	None	Y	Unlimited if host is present. Zero days if unhosted	Illegal to advertise an unlicensed rental	Report quarterly to the City (address, nights, name)	Private right of legal action authoriz Specialized enforcement employees; Renting 3-5 bedrooms is a CUP
Y (2 years)	\$100 (MF)/ \$178 (SF)	Y	Technically not a limit on stays, but host cannot be gone for more than 3 months (95 days)	Safety self-certify checklist for smoke detectors, etc.	Ensure that hosts are licensed (\$500/day); and permit the city to request listing information Platforms; Collect taxes	Requires landlord's written permissi In MF buildings, limited to 1 unit or 2 One year waiting period for Permit if one
Y		N	Three Types 1) owner occupied; 2) non-owner occupied; 3) non-owner occupied multi-family)	Must rent to a single party of individuals		Permit revocations if 3 complaints Occupancy caps (4 sleeping rooms 12 people max)
Y (12 mo.)	\$285/(include \$50 noticing fee)	Y	Depends on type of short-term rental permit: Type 1) owner occupied SF homes; 2) vacation rentals/2nd homes; 3) multi-family buildings.	Home must be inspected (allows third party)		Over-Concentration Limits (3% of C Notification
Y	\$225	Y	Unlimited	Host or agent must be able to respond quickly to a notice of disturbance/violation	No	Occupancy Limits = 2 + 2/bedroom allowed)
N	N/A	N/A	Unlimited if host is present. Zero days	Be present at residence	Airbnb was subpoenaed by NY	29 member special short-term rentals with both proactive and complaint-b-