

**From:** noreply@granicusideas.com <noreply@granicusideas.com>

**Sent:** Tuesday, September 10, 2019 3:37 PM

**To:** Ann Yang <anny@hermosabch.org>; City Council <citycouncil@hermosabch.org>; Suja Lowenthal <suja@hermosabch.org>

**Subject:** New eComment for City Council Meeting (Closed Session - 6:00 PM and Regular Meeting - 7:00 PM)

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## New eComment for City Council Meeting (Closed Session - 6:00 PM and Regular Meeting - 7:00 PM)

Fred Nichols submitted a new eComment.

Meeting: City Council Meeting (Closed Session - 6:00 PM and Regular Meeting - 7:00 PM)

Item: 5b) REPORT 19-0510 CONSIDERATION OF A MUNICIPAL CODE AMENDMENT TO ESTABLISH A TWO-YEAR PILOT PROGRAM TO ALLOW AND REGULATE SHORT-TERM VACATION RENTALS IN EXISTING NONCONFORMING RESIDENTIAL UNITS THAT ARE LOCATED WITHIN COMMERCIAL ZONES (Community Development Director Ken Robertson)

eComment: Fred Nichols <[fredcnichols@yahoo.com](mailto:fredcnichols@yahoo.com)>

To:anny@hermosabch.org,dblumenthal@hermosabch.orgCc:citycouncil@hermosabch.org,Gail Esther Forrest Nichols,Frederick Nichols Aug 23 at 7:58 PM REQUEST TO DAVID

BLUMENTHAL: Please provide me with the draft ordinance and draft provisions, to email:fredcnichols@yahoo.com, or the address noted below. QUESTION: WHAT SPECIFIC PROPERTIES ARE BEING CONSIDERED FOR THIS PILOT? MY WIFE GAIL AND I OWN: 148, 150, 148 A FIRST STREET, HERMOSA BEACH, CA. 90254 I AM TRUSTEE FOR AND LIVE AT: 118 MANHATTAN AVE, HERMOSA BEACH, CA. 90254 I AM TRUSTEE FOR: 168 FIRST STREET, HERMOSA BEACH, CA. 90254 PLEASE LET ME KNOW THE PROPERTIES THAT ARE IN 200 FEET. ALSO, I WOULD ALSO LIKE TO KNOW ALL THE PROPERTIES IN HERMOSA THAT ARE INTENDED TO BE PART OF THIS PILOT, OR WOULD QUALIFY FOR THE PILOT. Our comments to City Council: As a resident of Hermosa Beach since 1979, I raised two sons in the city. I am a former Coach of neighborhood sports, a former Cub Master & Scout Master of Hermosa Beach scouting. My wife and I are deeply concerned about the safety and the quality of life for our family, our grandchildren and our neighbors. I have recently spent thousands of dollars on security for my properties due to current conditions associated with homeless & out of town young delinquents. (I have made multiple calls to Hermosa PD of "skaters" damaging my property and my neighbor's property. We recently had a peeping Tom in South Hermosa that the police were unable to apprehend. We see no upside to city residents for this pilot program. We are against short-term rentals of any-kind, residential or commercial, in Hermosa Beach. Perhaps the city should encourage the building of more hotels. I see what appears to be short-term rentals weekly as I walk the city , on my own street and on the strand.

The city appears to be unable to regulate what is happening now; that I believe is against the law. How will the city be able to regulate these new units in the pilot program? Gail and I have 7 tenants that include single women, and include a family with a baby on the way. If there are benefits to the community that I do not understand as it relates to safety and quality of life please advise. How will this program be paid for? How will the city get input from the many renters who will be impacted by this pilot program? How will the city get input from the property owners who happen to live more than 200 feet from the specific properties? This is an issue for the entire city, not just homeowners within 200 feet of pilot properties. We believe this will aggravate / exacerbate the out of control homeless problem in Hermosa Beach. Short term renters will be less inclined to report crime than residents or tenants. What do our police and fire departments think of this ordinance? Do they have concerns? How will their concerns be mitigated? As a landlord, I appreciate the revenue opportunity this provides to the owners of the pilot properties. Although it may be good for them, it is not good for are already deteriorating quality of life in Hermosa Beach. Please read this into the record during the hearing on Tuesday August 27, 2019 as I will not be available to attend in person. Please acknowledge that this will be read into the record. I am happy to discuss with anyone on the council or in the city planning department. Thank You in advance, Frederick and Gail Nichols 118 Manhattan Ave Hermosa Beach, California 90254

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