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Sent: Tuesday, September 27, 2022 3:19 PM
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Subject: Agenda Item XIII, c (Report 22-0586) - Timeshares

Mayor, Mayor Pro Tem, and Councilmembers.

I am writing to express my strong opposition Council Agenda Item XIII, c (Report 22-0586).

Inadequate Noticing

First, I believe that the residents adjacent to C-1 Zones should have been directly noticed about this potential change to the zoning code. As stated in the staff report, timesharing projects have increased “likelihood of frequent gatherings and parties generating noise in excess of what the neighborhood normally generates.” Since staff acknowledges that there will be neighborhood impacts as a result of the proposed timeshare projects, I feel that the City should have gone over and above the minimum legal public noticing requirements. I respectfully request that this item be continued until such time that the neighbors are properly noticed.

If this item is not continued please consider the following argument against the proposed zoning changes.

Section 17.40.230, A of the proposed ordinance states “Timeshare uses are not an appropriate land use in the City’s residential zones due to the multiple occupancy of timeshare properties, the short-term, tourist oriented use of such property and commercial management of timeshare facilities, all of which create increased traffic generation, excessive noise, disruption to residential communities.” What the ordinance fails to recognize is that those exact same concerns also make timeshares unsuitable for the C-1 Neighborhood Commercial Zone.

Timeshares are Hotels

Timeshares are almost always vacation properties. As such, they are essentially hotels which is a disruptive use when adjacent to a residential neighborhood. Our municipal code does not allow hotels in the C-1 zone and timeshares should be excluded as well. Municipal Code Section 17.26.020, B, 1 specifically states that the purpose of the C-1 Neighborhood Commercial Zone is “to provide sites for a mix of small local businesses appropriate for, and serving the daily needs of

nearby residential neighborhoods; while establishing land [use](#) regulations that prevent significant adverse effects on abutting residential uses.” I do not see how a timeshare serves the daily needs of nearby residential neighborhoods but I can easily see how these neighborhoods would suffer significant adverse effects from timeshares.

Timeshares are STVRs

People generally stay at timeshares for 1-2 weeks. As a result, they have nearly the same impact on neighborhoods as short term vacation rentals. Hermosa Beach only allows STVRs on commercially zoned parcels with non-conforming residential uses. Why are timeshares being treated any differently? Timeshares will have the same traffic and noise impacts as STVRs so they should be restricted to the same areas.

Additionally, there is no language in the ordinance to prohibit utilizing the timeshare as a short term vacation rental. If timeshares are approved, it will only be a matter of time before we start seeing the timeshare units showing up on Airbnb and VRBO.

Timeshares Take Potential Housing Stock

The ordinance states that timeshares must be built above commercial space as part of a mixed use project. Why wouldn't we require that the upper floors of mixed use developments be residential space to help the City meet its housing goals? Allowing this space to be used as timeshare vacation homes makes no sense. I would much prefer to have new neighbors contributing to the community that having to deal with new transient residents every week or 2.

Enforcement Challenges

The City is currently unable to do anything about the quality of life issues brought about by the **MANY** illegal short term vacation rentals in Hermosa Beach. I am concerned that timeshares will just add to the number of quality of life issues that the City will not be able to enforce. I happen to live nearby some of these illegal STVRs and no matter how frequently I report them to the City, new renters keep showing up. A quick search of Airbnb shows that there are dozens of STVRs that are advertising for stays of less than 30 days. If the stay is increased to 30 days the number grows to over 100. The City is just not able to do anything to contain these issues and I am worried that the City will not be able to do anything about the potential problems with timeshares.

Potential Solutions

I believe that there are a few different ways that Council should deal with this issue:

1. Allow timeshares in locations where hotels are permitted. If timeshares are strictly considered a residential use this may not be possible until the zoning code is changed to allow residential in mixed use projects in C-2 and C-3. The Beach House is a form of timeshare but nobody minds it because it is in the C-2 zone. I think that it is worth waiting for the zoning code update to properly deal with the timeshare issue.
2. Define timeshares in the municipal code as hotels or motels. This would allow them in zones where hotel use is allowed.
3. Allow timeshares at commercially zoned parcels with non-conforming residential uses similar to legal STVRs.
4. Prohibit timeshares anywhere in Hermosa Beach.

Please do not allow timeshares to further degrade our neighborhoods the way that STVRs already have.

Thank you for your consideration.

Scott Hayes



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