

8/27/19 AGENDA, CITY MANAGER REPORTS - UPDATE ON PUBLIC HEARING FOR TWO-YEAR PILOT PROGRAM TO ALLOW AND REGULATE SHORT-TERM VACATION RENTALS IN EXISTING NONCONFORMING RESIDENTIAL UNITS THAT ARE LOCATED WITHIN COMMERCIAL ZONES
SUPPLEMENTAL (7) LETTERS RECEIVED FROM 08-26-19 TO 08-27-19

From: Barbra Benes <barbbenes@aol.com>

Sent: Monday, August 26, 2019 8:56 PM

To: Ann Yang <anny@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Justin Massey <jmassey@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>

Subject: STVR in commercial zones.

Council members:

I am writing to oppose the pilot program regarding STVR in commercial zones. The city finally got the matter of the STVRs under control. We finally got the illegal one on our street shut down. Why would you ever want to open that door again? Hermosa is a residential, family community. We don't want to be living next to "hotels". This is a horrible horrible idea. The city will not benefit, the residents clearly will not benefit.

When re-election time comes around, I will not cast my vote for any council member who supported this horrible plan. I will encourage my friends and neighbors to do the same.

Barbra Benes-Tarman

665 6th St

From: J. T. <imjtandlovinit@yahoo.com>

Sent: Monday, August 26, 2019 9:01 PM

To: Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Justin Massey <jmassey@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Ann Yang <anny@hermosabch.org>

Subject: Short Term Vacation Rentals

Dear City Council Persons

My name is Jim Tarman and I live at 665 6th Street, Hermosa Beach.

I am strongly OPPOSED to any short term rentals. We previously had one 4 houses away. It is not good for our neighborhoods, not good for a community feel, not good for noise, and just not good for Hermosa Beach. These short term renters do not care about our neighborhoods. As residents there is no way to get to "know them." They bring and invite guests who also do not care about the Hermosa community.

The proposed Pilot Program shows a property next door to me that could be a short term rental under the proposed plan. This would be terrible personally, but I am also concerned with Hermosa Beach as a whole.

Please consider the Future of Hermosa Beach and do not pass this "Pilot Program." I will be strongly opposed to this.

Here's a question: How would YOU like to live next door to a short term vacation rental? I hope the answer to this question guides you well with your decisions.

Jim Tarman

665 6th Street, Hermosa Beach

From: Brian Pettigrew <brian@tvgl.com>

Sent: Monday, August 26, 2019 10:33:32 PM

To: Peter Hoffman <phoffman@hermosabch.org>; Michael Flaherty <MFlaherty@hermosabch.org>; Marie Rice <mrice@hermosabch.org>; Rob Saemann <rsaemann@hermosabch.org>; David Pedersen <dpedersen@hermosabch.org>; City Council <citycouncil@hermosabch.org>

Subject: STVR Pilot Program Feedback

Dear Council Members and Planning Commissioners,

I'm writing today in regards to my wife's and my concerns in regards to the proposed 2 year Pilot Program regulating STVRs in existing non-conforming dwelling units on commercially zoned properties. My wife and I have owned and lived in our home at 823 14th Street for nearly 16 years now. Directly across the street from us there is a four unit dwelling that will potentially fall into this program, thus our concern in regards to the program.

That unit is located at 822 14th Street. Before I go through my thoughts, I would recommend that you take time to review this address in detail as I believe it will be one of, if not the, worst case scenario properties if certain \recommended regulations are not included in the proposed pilot program.

We have a number of concerns and thoughts I'd like to provide. I will attempt to keep it as brief as I can for everyone's sake.

1. We believe that STR's being banned across the city is a very good thing. We're against them. We also believe that the ban should apply across the board so as to avoid confusion amongst residents, ensure equality in ordinances across all residents, and to avoid any attempts by others to try and reopen the more widespread use of STR's in the future.
2. We understand the strategy in regards to the Coastal Commission and why this policy is being considered. That said, just recently the 9th Circuit held up Santa Monica Regulations in a law suit brought against them by Air BNB and others. They determined that "[it is] the city's right to regulate home sharing in order to protect its limited housing stock for residents,". To say there is a shortage of housing options in Hermosa is very fair in my opinion, and thus we believe this strengthens the right of our city to do away with STR's in total despite the Coastal Commission's concerns.
https://patch.com/california/hermosabeach/s/gteie/ruling-could-be-game-changer-for-short-term-rental-regulations?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter
3. If the Pilot Program is approved we urge the Council to include all of the provisions in the written report at a minimum as part of the program. Especially the parking provision requiring a minimum of at least one parking space per bedroom. We would also highly recommend that it be stipulated that dwellings with multiple units not be allowed to include a selective number of units in their STR plan. A dwelling with multiple units should be required to meet the parking requirements, along with the other items, for all units on site. Thus a dwelling with four one bedroom units must be able to provide a minimum of four total parking spaces. If this is not the case, owners could in theory do STVR's for two units and reserve the on-site parking for those

units, while forcing other long term renters onto residential streets affecting neighborhood parking negatively.

4. Additionally, we would like to see the plan include a maximum number of violations allowed at a unit before the owner loses their license to operate as an STR. We suggest that number be three.
5. In terms of the signage being considered as a requirement we would highly recommend adding a Maximum Occupancy and cars label on the home. These signs would be a reinforcement to guests as to the rules of the building while reducing the burden on neighbors to figure out and keep track of limitations for the units and allowing easier monitoring.
6. Finally, we recommend considering, if this plan is approved, limiting the locations to the downtown, beachfront properties, or that qualifying units be directly adjacent to major commercial thoroughfares, such as PCH, Pier Avenue, and Aviation Blvd. Non-conforming homes built on commercially zoned lots that are for all intents and purposes located inside of a residential neighborhood by being directly next to one or more Residentially zoned properties, such as with 822 14th Street, should be carved out and not zoned for this ordinance. These are generally lots that were zoned for potential commercial development, a rather unwise decision we'll save for another day, but have always been residential and are physically part of a residential neighborhood. The only thing making these lots commercial is an imaginary zone that was created many years ago by people who were clearly not protecting the residents of our neighborhood. This is a small opportunity to correct these past mistakes and protect our neighborhoods.

We thank you for your time and consideration and trust that decisions will be made with all due consideration to those Hermosa residents who will be directly affected by this program. Thank you for listening and for your continued service to the Hermosa Beach community.

Sincerely,
Brian Pettigrew & Deanna Stamm

Brian Pettigrew / President

TVGla
5340 Alla Rd, Suite 100
Los Angeles, CA 90066
o: [310.823.1800](tel:310.823.1800) x43 / c: [310.990.1310](tel:310.990.1310)

From: Geri Shapiro <gerishap@gmail.com>
Sent: Tuesday, August 27, 2019 12:33 PM
To: Ann Yang <anny@hermosabch.org>
Subject: Short term rentals

I received the notice regarding the hearing about short term rentals but am unable to make it tonight because my mother fell and is in the hospital. I am against having short term rentals in the area described and within 200 feet of my property. Short term rentals often cause noise and other associated problems that would make my property near them less desirable.

Please vote against allowing short term rentals anywhere in Hermosa beach that would affect other residential properties near them.

Geri Shapiro
15 15th street Unit 27

310-413-4955

From: John Shapiro <johnshapiro7@gmail.com>
Sent: Tuesday, August 27, 2019 1:12 PM
To: Ann Yang <anny@hermosabch.org>
Subject: short term rental

I received the notice regarding the hearing about short term rentals. Although I am unable to attend the hearing tonight I am AGAINST having short term rentals in the area described as it is within 200 feet of my property. Short term rentals often have major problems regarding noise, disruption and disturbances and will have adverse effects on the quality of living and the desirability of my property.

Please vote AGAINST short term rentals in Hermosa Beach

John Shapiro

15 15th Street, Unit 27

Hermosa Beach

310-738-4433

Johnshapiro7@gmail.com

From: jim catella <jcatell@hotmail.com>

Sent: Tuesday, August 27, 2019 1:38 PM

To: Ann Yang <anny@hermosabch.org>

Cc: jim catella <jcatell@hotmail.com>

Subject: short term rentals

What are we doing here? How tolerant do we have to be to live in Hermosa Beach exactly? The renters next to me runs 2 businesses out of their house have 3 yappy dogs and loud cars. The rental behind me has a dog that prevents me from going back there cuz he pops his head through the hedge and snarls and barks. (I now have a dog. A why fight um- join um move.) Airplanes and ultra lights and now a drone flying above that pauses for good views I guess. Summer weekend feel like an air show and don't forget the delivery trucks and lack of parking. Now with Hawthorne Airport I get private jets directly above as early as 6:30 and as late as 9:30. So why don't I report this stuff? Simple, Acrimony and I'm afraid of what might replace them. On my side of the street there are more rentals than owners. Remember that this RE market rarely loses value so as a result when people move they often keep their property and turn it into a rental. I understand that this trial doesn't include residential zoning. I'm not sure why I got the notice unless the condos at the top of the hill are commercially zoned. In that case I hate the idea because when the do have parties the sound projects over the area like an amphitheater. Get ready for me and others to call on every disturbance up there because i wont know who is short term or long term so it will be the Police dept. or your job to figure it out. Have fun with that. Again why are we considering this when every city around us has said no. Is it really because we fear the wrath of the coastal commission? We want to score points with them? So you want to come to the coastal commission with your hat in your hand with your mind filled with good thoughts with all the best intentions? That and a dollar still won't get you a cup of coffee. Remember the road to hell is paved with good intentions. Your just opening a door a little that you'll never fully close again. Make a sound revenue argument something please. We'll become the city to shack up in to enjoy all the south bay has to offer. We'll get the traffic and noise and drunkenness that comes with visitors intent on having a good time without the cost of a hotel and the controls and supervision that a hotel provides. Just what we need, visitors unfamiliar with the area in rental cars sober or not entering or exiting a main thoroughfare from or to a non-conforming property. Good idea??

Jim Catella 310 408-3557

1 of 4

CAROL JAMES
60-10th STREET
HERMOSA BEACH,
CA. 90254
IMAJAMIN@gmail.com

CITY COUNCIL
CITY CLERK'S OFFICE
1315 VALLEY DRIVE
HERMOSA BEACH CA 90254
Anny @ hermosa beach .ORG.

My name is Carol James. I live at 60-10th Street, Hermosa Beach, CA 90254 where my family and I have lived since 1954. I am writing this letter in regards to proposed AIR-B+B or short term vacation rentals pilot program.

I am strongly opposed to this proposal in my area as a resident, property owner with two (2) apartments/rentals on my property, I have experienced and also received many complaints from my tenants and neighbors about late night parties, loud music, noise violations and parking issues due to the Air B+B/ Party houses in our area. We are a residentially zoned community on 10th Street between Hermosa Ave. and the Strand. There are several properties on or near 10th Street that are zoned commercial but have residential buildings/ houses or apartments, on them, that are or can be approved for Air B+B under

this proposed pilot program. As I mentioned before some of these properties have already been operating as such under a previous similar program. I do not believe this program is appropriate for this area. We are a residential area with a few commercially zoned properties. If it were a commercial or business zoned area with a house in the middle of it I could understand the concept. However it is not conducive with our quiet, residential neighborhood. These properties when operated as AirB+B create havoc, chaos and turmoil. Hermosa Beach has a downtown area equipped to deal with that and it does not include 10th Street. I grew up on 10th Street. It has always been a quiet, reserved, safe little beach neighborhood. Where we knew, trusted and got to know our neighbors. We know their friends and families. We become friends and families, look out for each other. We watch each others house when someone goes on vacation. pick up

3 of 4

their mail and newspapers. watch their dogs. We know who belongs there. It is important to know your neighbors and feel safe. Air B+B goes totally against that whole concept of a safe, quiet, friendly comfortable neighborhood that has been established here for as long as I can remember. I hope my children and grand children will have that same opportunity.

Air B+B provides little or no parking for their guests which is a huge problem everywhere in Hermosa and especially problematic in our area. They provide no security or supervision or rules for that matter. It has been my

experience more often than not it is rented for the purpose of partying. They are loud, disruptive and disrespectful. This is where we live. Our homes. Where we raise our children. People pay a lot of money to live here.

They should be able to enjoy their homes, environment and lives. Feel safe.

I am asking the members of the City Council to keep our family orientated community just that when considering this proposal. If the Air B+B was centered in a large commercially zoned area it may be more appropriate. I don't however believe it is appropriate or fair to impose it on the residents. Please think this through and make the right decision. When you cast your vote please vote as if this were your own neighborhood.

Thank you for your time and consideration.

Warm Regards,

Carol James