

**From:** John Vanhara <john@eastbiz.com>  
**Sent:** Saturday, August 17, 2019 1:06 PM  
**To:** Ann Yang <anny@hermosabch.org>  
**Subject:** short term vacation rental

Hello Anny,

I am the owner of 44 The Strand. I am not against allowing short term rentals if they are used for people on vacation. My main concern is that even now some units are rented for parties and celebrations. People get drunk. They are extremely loud. Do not respect private property (walking through our property at 44 The Strand to access beach). How are the super short rentals will be regulated specially due to the noise and nuisance issues?

John Vanhara  
Ofiplex.com

**From:** Debra Flaska <dflaska@aol.com>  
**Sent:** Sunday, August 18, 2019 2:10 PM  
**To:** Ann Yang <anny@hermosabch.org>  
**Cc:** Debbie Flaska <dflaska@aol.com>  
**Subject:** Short-term vacation rentals in comm zoned properties - comment

Hello,

My name is Debbie Flaska and I live at 735 8th St, Hermosa Beach. I received a courtesy notice in the mail that the HB City Council will be considering an ordinance that will establish a two-year pilot program to allow and regulate short-term vacation rentals in existing non-conforming dwelling units on commercially zoned properties, and that my property is within 200 feet of a property that could be eligible to contain a short-term rental.

The commercially zoned property within 200 feet of me is already operating as an Air BNB. The host name is Aaron, co host is Taylor. They advertise 2 properties on [AirBNB.com](https://www.airbnb.com) and change the name of the rooms frequently, but if you look on the map on AirBNB with a zip code of 90254 you will find it. Currently, one room is called "Private Room by the Beach" and advertised at \$80 per night. The other room is called "The Minimalist Room" and is advertised at \$58/night. Aaron is even designated a "superhost" on AirBNB.

I became aware of it because people were parking in my driveway, stating they were staying at an AirBNB and looking for Aaron or Taylor, the hosts. So I researched on AirBNB and found their advertised rooms. I see people coming and going constantly with their roller board luggage. They enter the glass door marked "777" on Eighth St. People have dumped their pizza boxes in my trash can on the way to the beach (I work from home, and my trash cans are right outside my "office" window facing the sidewalk, so I see it happen). There are constantly empty food wrappers, marijuana empty wrappers and small pieces of trash such as napkins, snack bags in my front yard and driveway that I clean up. I installed video cameras in my back yard a few weeks ago, and found that I have 2 rats and 1 opossum that frequent my yard almost nightly. I purchased a rat zapper, which caught one, but still working on the other. It has no effect on the opossum unfortunately. I also have a video camera on my driveway and front door, and see people either parking in my driveway, or walking up and down it with their luggage in tow. If I am home, I tell the people they can't park in my driveway.

I am not in favor of the proposed pilot program, but if it does pass and you are going to regulate short-term rentals, I would ask that you designate a minimum stay, such as one week, and require the host to provide adequate trash bins, maintain a certain standard of cleanliness, and provide parking. One night rentals at \$58/night should be in a regulated motel, not next door to houses in Hermosa Beach.

Unfortunately, I am unable to attend the public hearing on Tuesday but will read the staff report when it is posted online.

Thank you for the opportunity to voice my concerns via email.

Debbie Flaska  
735 8th St, Hermosa Beach  
310-363-2120 (mobile)

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

**Sent:** Tuesday, August 20, 2019 3:14 PM

**To:** Planning Commission-Group <PlanningCommission-GROUP@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>; Ann Yang <anny@hermosabch.org>; Nicole Ellis <nellis@hermosabch.org>

**Subject:** New eComment for Planning Commission Meeting

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## New eComment for Planning Commission Meeting

Anthony Higgins submitted a new eComment.

Meeting: Planning Commission Meeting

Item: 5. 19-0541 Information Only: Public Hearing Notices and Projects Zoning Map

eComment: Dear Mr. Robertson, Re: Handling of the Short-Term Rental Pilot Request for Public Comment Per the attached courtesy letter from you I am requesting a copy of the draft ordinance for short-term rentals in advance of Thursday's posting. The Notice I received (attachment) indicated that if I wished to review this ordinance prior to Friday, August 23 I could do so by contacting Mr Blumenthal. Is that NOT the case? Why the confusion? Well Mr Blumenthal is out of the office the last two days per his auto-reply email and his designee has not responded to my request for a draft. I also don't understand why the city has not made this draft-ordinance available on the web site earlier to facilitate public comment. I know you are only required to post it a minimum of 72 hours in advance of the public hearing but how does it benefit the public by not making it available earlier? Why always do the minimum? Finally why were the specific properties eligible for the pilot NOT identified in the written communications from you included below. That just makes it more difficult for the public to provide effective feedback. Finally, the verbiage you use to identify the properties eligible for the pilot appears to be intentionally and unnecessary vague. ...[to allow short-term rentals in existing non conforming dwellings]... see attached. What does "non-conforming" mean to the average resident? Does "existing" include properties under construction like 5 corners or does this apply to the apartments in the area? How are we supposed to comment on something so vague? Once again why not post the ordinance in advance? Why not specifically identify the eligible properties in a way that the average resident can easily understand? Like an address or a mark on a map? Why say you are can provide the ordinance in advance of the posting in your attached letter if you can't or won't? I have requested the draft ordinance twice with no response to that question. Do you really want a meaningful public hearing? If so I suggest you resend the letter to all residents and include the draft ordinance, a map of the eligible properties and verbiage the average resident can understand. I strongly recommend delaying the public hearing until this is done and waiving the 3 minute per person public comment time limit unless your goal is to suppress public comment

and residents legal grounds to challenge the ordinance. I'm referring to the last sentence in your letter. The one in fine print. Thank you Anthony Higgins

[View and Analyze eComments](#)

**From:** Matt Steiger <matt\_steiger@hotmail.com>  
**Sent:** Wednesday, August 21, 2019 4:31 PM  
**To:** Ann Yang <anny@hermosabch.org>  
**Subject:** Short-term vacation rentals - OPPOSED

Hi Ann,

I am a ten+ year resident of Hermosa Beach and am **OPPOSED** to the proposal to allow short term rentals.

As a renter in a secure building I have seen the impact of having short term rentals made available by one of the tenants. It was a disaster!

Although some of the short term renters respected the residents, many did not and it made living in the building a challenge.

Here are a few of the types of experiences that we tenants had to live through:

1. People did not respect that we are a secure building and propped open the security gate for their friends to enter.
2. Items were stolen from tenants while temporary 'guests' were in the building.
3. Random people would knock on my door 'looking for someone' ...it was scary!
4. Parties were a nightmare and it was difficult approaching intoxicated guests that would not respect our peace.
5. The constant influx of temporary tenants caused a long term tenant (and friend) to vacate their lease and leave the building.

This is not a comprehensive list of all the negative interactions that occurred due to one irresponsible tenant. Fortunately, the landlord found out about the unsanctioned short term rentals and stopped it (and the offending renter moved out!).

Let's keep Hermosa Hermosa and let hotels/motels/etc. accommodate vacationers.

Regards,

Matt Steiger  
720 21<sup>st</sup> Street, Apt. 10  
Hermosa Beach, CA 90254

City Council of Hermosa Beach California  
c/o City Clerk's Office  
1315 Valley Drive  
Hermosa Beach, CA 90254



August 21, 2019

Dear Honored City Council Members,

Hello! My name is Marylou Puckett. Thank you so much for notifying my husband, Kevan Puckett, and I of the City Council meeting scheduled for Tuesday, August 27, 2019, which is being held to consider an ordinance that will establish a two-year pilot program to allow and regulate short-term vacation rentals in commercially zoned, non-conforming dwelling units in Hermosa Beach. Since we reside at 832 4<sup>th</sup> St., in a residentially-zoned (R-1) single family dwelling unit on a majority residentially-zoned, R-1 dwelling unit street (located only 36', 2" from a commercially-zoned, non-conforming dwelling unit at 818 4<sup>th</sup> St.), we would like to go on record with our complete and total opposition to the establishment of such an ordinance. Our complete and total opposition is for the same reasons that short-term rentals are not permitted in residential areas, which includes all of the same problems that are incurred when a dwelling unit is designated as a permanent "party-house":

1. **Greatly Increased Noise Levels**--For example, the noise levels in the Pacific Coast Highway Corridor already exceed allowable limits for the businesses and residences on and near PCH, according to a study of the noise levels in the PCH Corridor, which was conducted prior to finalizing Plan Hermosa.
2. **Increased Alcohol Intensity**—Another example is that the commercially-zoned, non-conforming property, located 36', 2' from our home, is directly across the street from Hermosa Wine and Spirits and is in close proximity to Hermosa Saloon and St. Rocke.
3. **Additional Criminal Activity from A Continual stream of Visiting strangers**—HBPD and HB Code Enforcement officers are already often being contacted by local residents and

businesses, in order to alleviate illegal and criminal activities on our street, especially in front of Pacific Coast Laundry, Hermosa Wine and Spirits and the adjoining alley.

4. **Additional Strains on Parking Facilities**—The parking spots and spaces on our block, for example, have already exceeded capacities, as employees and customers of at least 11 local businesses park on 4<sup>th</sup> St. and Ocean Dr. (both of which only allow parking on one side of the street), making for dangerously congested streets and leaving little, if any, parking for residents. As a matter-of-fact, as we stated on record at the City Planning Commission meeting on August 20, 2019, employees of Rosa’s Mexican Restaurant arrive early and sleep in their cars, in order to have a parking spot. For some of the other local businesses, the City’s metered parking lot is only considered as a “last resort” for employees who often speed around our neighborhood when they are late to work or customers who do the same, because they are late to gym classes at Poise Fitness and the other gyms in our area!!!
  
5. **The Extra Trash that Will Be Left by “Party House Visitors and Their Friends”**—Residents in residential areas bordering on commercially-zoned areas already have to contend with employees of local businesses and their customers illegally dumping trash, including hazardous waste, furniture, liquor bottles and junk all around their neighborhoods. In our case, these illegal activities are mostly conducted in the parking lots, which are in front of Hermosa Wine and Spirits, Pacific Coast Laundry, the City Parking Lot, and the adjoining alley.

The residents of our block, including the residentially-zoned 4<sup>th</sup> St. and Ocean Dr., are an integrated, residential community (which up-until-recently also included the family that were long-term renters at 828 4<sup>th</sup> St.), strive daily to work with each other as residents and with the employees and customers of local businesses through an extensive amount of give and take, and are serious about implementing **Plan Hermosa**. Please give the residents of these majority, residentially-zoned streets the “vital elements” to “live out” the goal of harmony between businesses and residents that was envisioned by the residents

and businesses of Hermosa Beach and the drafters of **“Plan Hermosa”** by **voting against any ordinance to consider allowing and regulating short-term rentals in existing commercially-zoned, non-conforming, dwelling units throughout Hermosa Beach, including at 818 4<sup>th</sup> St..**

Yours sincerely,

   
Kevan and Marylou Puckett

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

From: Maximus Salon <419maximus@gmail.com>

Sent: Thursday, August 22, 2019 11:51 AM

To: Ann Yang <anny@hermosabch.org>

Subject: City Council(8-27-19)to allow short-term VR in C zone

From: A. Ed Hart

419-421 Pier Av, HB

To the distinguish city council members

Every HB Business owner and commercial property owner in SP11 and C zones that I talk to welcome's short term Vacation rental, for obvious reasons, that the renters will most likely use our restaurants and personal care Establishments and purchase from our retailers.

All the best

Ed Hart

## David Blumenthal

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**From:** Fred Nichols <fredcnichols@yahoo.com>  
**Sent:** Friday, August 23, 2019 7:59 PM  
**To:** Ann Yang; David Blumenthal  
**Cc:** City Council; Gail Esther Forrest Nichols; Frederick Nichols  
**Subject:** Hermosa Beach 2 year pilot program to allow & regulate short term rentals.....Request, Question & Comments to City Council

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 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's 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 neighbors 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.*

- 1. If there are benefits to the community that I do not understand as it relates to safety and quality of life please advise.*
- 2. How will this program be paid for?*
- 3. How will the city get input from the many renters who will be impacted by this pilot program?*
- 4. How will the city get input from the property owners who happen to live more than 200 feet from the specific properties?*
- 5. This is an issue for the entire city, not just homeowners within 200 feet of pilot properties.*

6. *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.*
7. *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  
1-(310) 376-4224  
Mobile 310 351-4636

**From:** Jamie Enomoto <jenomoto@berkeley.edu>  
**Sent:** Monday, August 26, 2019 12:30 PM  
**To:** Ann Yang <anny@hermosabch.org>  
**Subject:** pilot program to allow STVR

I am not in favor of this pilot program because on my street, 17th east of PCH, parking is very limited. If such a program was initiated then I would suggest that the properties must include off street parking.

Thanks,  
Jamie  
Hermosa Beach resident

Jamie Enomoto  
(310) 963-8276 - mobile

**From:** Ezra C <ezchoueke@gmail.com>  
**Sent:** Monday, August 26, 2019 12:37 PM  
**To:** Ann Yang <anny@hermosabch.org>  
**Subject:** In Support of Short Term Rentals in the Commercial District

## **I am in support of short term rentals in the commercial district**

**My name is Ezra Choueke. I have been a Hermosa Beach resident for the past twelve years. My wife Leigh and I live with our three small children at 57, 14<sup>th</sup>. Court. We depend on income from our two vacation rental properties located at 48 14<sup>th</sup>. St. and 68 14<sup>th</sup>St. We live right next to these properties and we monitor them strictly especially because we have three small children whom we would never put in harms way. The properties are directly to the East of the Beach House Hotel and directly to the West of a parking lot we rent to the City of Hermosa Beach (This parking lot is adjacent to the Beach Market - so we have no residential neighbors.) We are in favor of allowing STVR in the commercial district.**

**We do have the following concerns:**

**Coastal Commission:** We are wondering if the city has the right to enact and enforce an ordinance in the Coastal Zone without approval from the Coastal Commission. We would hope that the City would act in compliance with State laws by securing the necessary approvals and in not attempting to circumvent them.

**“Any vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/ or be authorized pursuant to a coastal development permit (CDP)”**

**Many of us are opposed to STVRs in residential neighborhoods but this type of lodging should be available in commercial zones. We believe that the Coastal Commission is concerned with recreational access to our beaches. Given the price of owning or the long-term leasing residences in the Coastal Zone, for families seeking a beach vacation, STVRs are a very good and affordable alternative that enable us to share with others the benefits of living in Hermosa Beach. There is no decrease in the availability of low cost housing because in this zone there is almost no affordable housing.**

### **2 Year Pilot Program:**

STVRs in the commercial zone are currently allowed. If the new ordinance is enacted and then in after two years, permits are withheld, then STVRs in the commercial district will automatically be disallowed. The rights of property owners in continuing to provide STVRs that serve the public are not vested. By withholding opposition to the ordinance, are property owners tacitly agreeing that the City has the right to revoke their ability to operate STVRs within the framework of what is reasonable. Are property owners giving up their property rights by participating in the Pilot Program?

### **Hotels and STVRs:**

If the same standards are applied to residences as they are to hotels, then this could potentially present an insurmountable obstacle for STVRs and could unreasonably disqualify them from providing lodging both for visitors and for residents who occasionally require extra room to accommodate visiting family members. It would be comforting to have clarity as to the intent of the City Council as to whether STVRs in commercial zones are truly allowed. If they are allowed then facilitate their existence and, if they are not allowed, then just come right out and say it.

Some of these properties are close to one hundred years old. Should any one hundred year old building be required to be up to current building codes (including ADA requirements) none would comply. Since they are already non-conforming, there are very strict guidelines that shape renovations etc. While the wording seems to suggest we would be permitted to run an STVR, the language on inspections and codes suggest that we would not be in compliance. And furthermore, would not be able to become compliant unless we renovated the entire structure - and in the course of this renovation we would probably lose our grandfathered residential status and be required to place a commercial building on the site.

### **Short Term and Long Term:**

Can a residence in the commercial zone alternate between rentals of less and more than 30 days depending on the season of year and consumer demand? Does the TOT tax apply to rentals of over 30 days?

### **Code Enforcement Officer:**

Assigning a full time code enforcement officer to monitor STVRs is wasteful and excessive. Considering that thus far in the 2019 calendar year only fifteen violations are reported and no citations issued. The same allocation of funds to the police department would be wiser and better serve the residents of the city. Before a violation takes effect, the property owner should have the opportunity to contest it so as to avoid the possibility of intimidation by a code enforcement official.

### **Property Manager:**

Whereas it is a good idea to post the name and phone number of the property manager of an STVR, listing the address of the property manager, especially is if she is a woman, can provide a security risk that could deter and endanger women, discouraging them from taking on this job. The address of the property manager should be entrusted to the police department and not posted on site.

### **Parking:**

It would be good if parking can be provided either on site or at a location adjacent to the site, not just "on site." Most guests are part of a family group and utilize a single car, Uber or other public transportation. One parking space per bedroom may be optimal for hotel rooms but an exaggerated requirement for STVRs.

### **Websites:**

Property owners should not be held responsible for the unauthorized listing or reviews of their properties on blogs or on websites.

### **Business license fees:**

If the City proposes to collect a 12% TOT tax on rentals, that should be sufficient. The proposed business license fee is much too high. While addressing affordability, there is talk of raising the TOT tax from 12% to 14%. These costs are bourn directly by the consumer and will stifle demand. One wonders if the high fees attached to building inspections and application fees are another way to discourage STVRs. One must take into account the cumulative effect of all the obstacles placed in the path of property owners in the commercial district to understand if STVRs are in fact allowed or made impractical by the amount of cost and regulation required to keep them in legal compliance.

### **Our experience:**

We have a very high approval rating on our STVRs.(see attached) We provide a valuable service in allowing mainly families to enjoy a vacation on our beaches. We have never been sited or received any complaints as regards to our visitors. Our visitors enjoy walking access to our fine beaches, restaurants, events and all of lower Pier Ave. Our visitors contribute in no small degree to the vitality, economic health and wellbeing of our beautiful downtown. People love STVRs just like they love Uber, Netflix and Amazon. The difference is that most STVRs are owned and operated by ordinary citizens and not by big companies. Family reunions are encouraged but commercially organized parties should be prohibited.

Our customers are generally families with multiple young children who can not stay comfortably in a hotel room for a week or so. Our small houses provide an alternative to renting two or three hotel rooms and splitting up the parents in each room. The guests spend a lot of money at local retailers, on bike and surf rentals, and at the restaurants in the area. We personally screen and meet our guests to offer good customer service as well as to prevent damage to the neighborhood or property. Our price point ensures that our visitors are professionals and our vigilance protects the neighborhood from trouble makers.

Thank you very much for your time.

Sincerely,

Ezra Choueke

310-752-3083

[ezchoueke@gmail.com](mailto:ezchoueke@gmail.com)

# 5.0

Overall rating

# 62

Total reviews

# 97%

5 star reviews

## Ratings (62)

Overall experience

**5.0**

Accuracy

**5.0**

Cleanliness

**4.9**

Communication

**5.0**

Check in

**5.0**

Location

**5.0**

Value

**4.8**

August 26, 2019

To: Hermosa Beach City Council Members

RE: Consideration Of A Municipal Code Amendment To Establish A Two-Year Pilot Program To Allow And Regulate Short-Term Vacation

We **object** to the adoption of the pilot program for the following considerations. As you delve into these questions, it doesn't make sense. Most importantly, STVRs clearly change the right to quiet enjoyment of one's home – no matter how much enforcement may be promised.

How many properties involved are residences and how many are apartments? Residences were not intended to be businesses for valid reasons. Why are you proposing to convert apartments to STVRs? Two of three nearest to our residence on Pier Avenue are apartments.

What are the STVR incentives for owners involved? Strictly greed. Money.

What are the incentives for the City? TOT and sales tax. Why wasn't an estimated TOT revenue for the City calculated, included and published? How much is this additional revenue driving the effort?

What is the impact on affordable housing? Bad. Fewer monthly rentals guarantees higher rents by aggravating the housing shortage.

What is the potential model for a true residence in a commercial zone? B & B. That's a supportable, positive model.

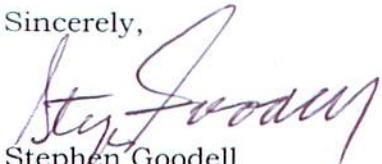
What is the natural role for hotels? They're the original and long-term solution to accommodate short-term visits. Support them.

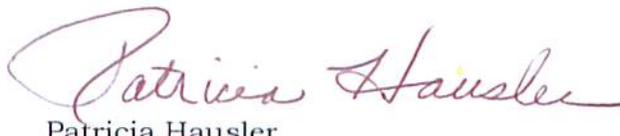
How does the example nearest to our home work? The studio apartments at Pier and Loma triggered the notice to us. It appears it would have very limited ability to convert more than one studio apartment into a STVR based upon very limited parking. As an apartment building, does it really need any conversion?

Other residences located on commercial property have not been identified. Contact us if interested in one example near us.

Thank you for your consideration and support of citizens living in residential zones.

Sincerely,

  
Stephen Goodell  
1322 Sunset Drive

  
Patricia Hausler  
1322 Sunset Drive

**From:** sandy edmonstone <eydnas@hotmail.com>  
**Sent:** Monday, August 26, 2019 6:00 PM  
**To:** Ann Yang <anny@hermosabch.org>  
**Cc:** Nicole Ellis <nellis@hermosabch.org>  
**Subject:** Re: STVR

Dear Council,

I own the property at 146 28<sup>th</sup> St in Hermosa Beach. I received the courtesy notice for “city council meeting to consider two (2) year pilot program to allow and regulate short-term vacation rentals in commercially zoned non-conforming dwelling units” as apparently my property is within 200 feet of a property that could be eligible to contain a short-term vacation rental. I have worked with Nicole Ellis in the Community Development Department who has been very diligent in trying to resolve my concerns. Unfortunately, she is unable to locate the property that would be eligible for the short-term rentals if this pilot program is approved. This is critical information for me and would request the city provide this to me prior to the September 10, 2019, City Council meeting so I can decide if I need to attend such meeting to represent my views. I would very much appreciate this.

Regardless of whether this may or may not impact me directly (i.e. within 200 feet) it does impact our community and as such I am compelled to submit my concerns in writing. I find Councilors Duclos and Fangary very short sighted in making the motion and seconding such, on March 28, 2017, that pertains to the courtesy notice defined above. It should be fair to presume these Councilors are very well aware of the three classifications of commercial zoning C-1, C-2 and C-3 and as such they should never be supporting blanket approval for the rental of non-conforming dwelling units in all commercially zoned areas. The fact they do support this indicates they are uninformed and frankly if a local taxpayer can invest the time to research this then acting reasonably one can only conclude Councilors Duclos and Fangary are acting negligently in supporting this. For Councilors Duclos and Fangary benefit, C-1 zoning is defined as “Neighborhood Commercial Zone. 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. For clarity, this definition explicitly precludes the land use for motels and hotels. If the rationale for the two-year pilot is to provide short-term rentals no different than a motel or hotel (I have been told this by numerous city staff) then this should be confined to areas that are appropriately commercially zoned but definitely not zoned C-1. Having volumes of transient people come into the community and occupy the residential community while in commercially zoned, C-1 areas, that preclude other commercial operations (as they may cause significant adverse effects) is unjustifiable. The activity of short-term rentals has long been established and are to specifically occur in areas that are zoned for C-2 and C-3 activities not C-1. As well, I suspect part of the consideration in determining commercial zoning is infrastructure. What analysis have these Councilors conducted with respect to the additional strain on infrastructure these short-term rentals will have on the residential communities? Policing is already scarce and surely these Councilors have educated themselves with respect to the impact of short-term rentals in residential communities. Are these Councilors proposing to increase property taxes on these non-conforming dwellings to pay for the additional costs required for infrastructure?

Mix use zoning is also a strong consideration I would have hoped wouldn't have been overlooked but considering we are this far advanced I fear it has been. I assume there has been a lot of negative feedback on this and it's been a primary focus for many complainants so I will keep my comments brief. C-1 zoning is a small component of all residential communities and there are privileges and

responsibilities associated with such and when these were defined the City did not contemplate the concept of short-term rentals in residential areas. Had it contemplated such activities I am sure the community push back would have been immense. How is it these two Councilors can justify allowing commercial property owners to come into a residential area and rent out there non-conforming dwellings and profit from them when residents who have conforming properties are prohibited from doing the same? The activity of bringing transients into the community is the same regardless if they occupy a residential or commercial property, bottom line they are here. The question is then who should benefit from this and who will be more responsible? People in the residential community who's property is being used for there originally intended use i.e. to live in or a small percentage of the community that have the privilege of running a business that is not to create significant adverse effects on abutting residents. In addition, residential property owners will have a stronger sense of moral aptitude to ensure they are in good standing with their neighbors and an inherent desire to protect their property. I would respectfully submit the stakeholders that should benefit are the ones who will care more about who are coming into their homes and community and will be safer for the community and the short-term tenant.

Councilors Duclos and Fangary you have it wrong and you should withdraw your support of said motion. I have searched the minutes for any declarations of conflicts and see none. I certainly hope neither of you, your family members, associates, friends or businesses you are connected with have commercially zoned non-conforming dwelling units that will be profited from. If the desire is to increase short-term rentals come up with a structure that provides the majority of the constituents of the zoned area to benefit. Allow the proposed rentals in areas that are majority commercially zoned properties. If you allow C-1 owners the ability to conduct short-term rentals in an area mainly residential then let the residentially zoned properties to do the same but don't slap the residential owners in the face with your motion. If you need controls on residential short-term vacation rentals put them in place i.e. sell licenses, limit each property to being able to provide rentals one out of four years, lottery draw for rental license, etc. If this is too much work no problem find a way to attract more motels/hotels to the area if short-term rentals are required, they will be safer and will require them to invest in our infrastructure. If the community doesn't want that then it likely doesn't want short-term rentals.

If either Councilors wish to discuss this I would be more than happy to hear from them. I can be reached at the number below. Thanks for your time.

Sincerely,

S

Sandy L. Edmonstone  
1-310-972-1737

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@tv gla.com](mailto:brian@tv gla.com)>

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

**To:** Peter Hoffman <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>; Michael Flaherty <[MFlaherty@hermosabch.org](mailto:MFlaherty@hermosabch.org)>; Marie Rice <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>; Rob Saemann <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>; David Pedersen <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>; City Council <[citycouncil@hermosabch.org](mailto: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 14<sup>th</sup> 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 14<sup>th</sup> 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 9<sup>th</sup> 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](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 14<sup>th</sup> 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 15<sup>th</sup> Street, Unit 27

Hermosa Beach

310-738-4433

[Johnshapiro7@gmail.com](mailto: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  
60-10<sup>th</sup> STREET  
HERMOSA BEACH,  
CA. 90254  
JMAJAMIN@gmail.com

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

My name is Carol James. I live at 60-10<sup>th</sup> 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 10<sup>th</sup> Street between Hermosa Ave. and the Strand. There are several properties on or near 10<sup>th</sup> 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 10<sup>th</sup> Street. I grew up on 10<sup>th</sup> 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

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.

4 of 4

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

**From:** Paul & Jacque <pb628@verizon.net>

**Sent:** Saturday, August 31, 2019 11:33 AM

**To:** Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>

**Cc:** Councilmember Justin Massey <jmassey@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Ann Yang <anny@hermosabch.org>

**Subject:** Short Term Vacation Rental

Dear City Council,

My name is Jacqueline Torfin and I own and live at 659 6th street. I have been a resident since 1968.

I am strongly opposed to any short term vacation rentals. Living next door to a short term vacation rental can be completely life altering. Visitors come and go at all hours, there are noise disturbances, trash and parking issues, especially in our high density town. I am also concerned that it will change the character of Hermosa Beach.

We rely on you as our city council to do the right thing and ask you not pass this Pilot Program. I will be strongly opposed.

Jacqueline Torfin  
659 6th St  
Hermosa Beach

## David Blumenthal

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**From:** Nicole Trutanich <nicole@barauchocolat.com>  
**Sent:** Sunday, September 01, 2019 9:42 AM  
**To:** David Blumenthal  
**Subject:** STVRs  
**Attachments:** 48 -HB STVR Classic 62 Reviews.docx; 68 14th. Street Reviews.docx

**Mr. David Blumenthal, AICP, Senior Planner**

**Dear Mr. Blumenthal,**

**My name is Nicole Trutanich and I am a chocolate maker and owner of Bar Au Chocolat located at 326 13<sup>th</sup> St., in Manhattan Beach. I am a partner in my family business that owns and operates 3 STVRs, two in lovely Hermosa Beach and one in the commercial district in Manhattan Beach.**

**STVRs:** I am in favor of STVRs only in the commercial district but not in the residential district.

**Benefit to the City:** Our visitors contribute to the vitality and economic viability of our downtown businesses. They have good energy, walk around, go to the beaches and patronize our stores and restaurants. They take lots of pictures and send them all over the world.

**Choice in lodging:** The world is changing so quickly. We use Uber and Lyft as well as taxis. We shop online as well as in our retail stores. We go to theaters as well as subscribe to Netflix. The list goes on. There is a great consumer demand for STVRs.

**Affordability:** Most people cannot afford to buy or long-term lease a home in HB. However, renting a residence for a few days or for a week is within the reach of

many. It enables us to share our beaches and downtown with both visitors and residents who need lodging for visiting family and friends.

**Who are the visitors?** We have 101 verified reviews with an almost perfect rating of 4.9. As evidenced by our reviews, our visitors are mainly families with children who want to share in a family vacation. We do not rent to commercial party organizers, fraternity parties and the like. We have a stake in keeping our properties in excellent repair and maintenance. We are respectful towards our neighbors.

**Disturbances:** We have never been cited or received a single complaint as to our visitors. The police have never been called to assure law and order. We pride ourselves on excellent property management and delivering the best possible experience to our visitors.

**Taxation and Regulation:** We understand that the City needs to collect taxes and business license fees in order to maintain the proper level of service to the community at large. These fees should be reasonable and not be viewed as a way to gouge our visitors and make it difficult for them to afford vacationing in HB.

**Pilot Program:** The pilot program is set to expire in 2 years. Is it true that after 2 years if the program is not extended, that all STVRs in the commercial zone will not be permitted? Any new ordinance should allow for the continuation of the program unless there are violations or harm to the residents of the community. Not allowing STVRs in the commercial zone without just cause can be interpreted as an effort by the City to inhibit access to the beaches and downtown commercial district. The STVRs should be authorized to provide service beyond the 2 year time limit, as long as they are in good standing and not in violation of any laws.

**Long term versus Short Term:** Given the seasons and taking consumer demand into consideration, properties can alternate between STVRs and long term rentals. Whereas it is reasonable to charge TOT fees for stays under 30 days, when it comes to long term stays, the TOT fee should be waived because TOT fees are not required of long term rentals.

**Final wording of the ordinance:** It would be a good idea to involve owners of STVRs in drafting the final version of the ordinance. We are familiar with the day-to-day operation and maintenance of our properties and know what is necessary and what is superfluous. The concern here is over regulation which can add to a lot of “make work.” STVRs in the commercial district is a fairly simple proposal and we should avoid making the whole process cumbersome and needlessly complicated.

Thank you for your patience in reviewing my comments. I attach for your reference 101 unedited, verified and impartial reviews. These constitute all of the review we have received to date. Please feel free to contact me if I can be of assistance. Thank you for your service to our community and contributing more than your fair share in making and keeping HB a great place in which to live and to raise our families.

Best wishes,

Nicole

Nicole Trutanich

2708 The Strand

Manhattan Beach, Ca. 90266

Phone: 310-871-9858

[Email: nicole@barauchocolat.com](mailto:nicole@barauchocolat.com)

## Nicole Trutanich's attachment of Vacation Rental Reviews

Classic Bungalow Half a Block from the Se ▼

All 5★ 4★ 3★ 2★ 1★

**Ryan**  
Aug 11 - Aug 18, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach 

Overall rating ★★★★★ [Read review](#)

**Harpreet**  
Aug 9 - Aug 11, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach 

Overall rating ★★★★★ [Read review](#)

**Compliments** · Outstanding hospitality, Stylish space, Sparkling clean

**Nanette**  
Aug 3 - Aug 9, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach 

Overall rating ★★★★☆ [Read review](#)

**Feedback** · Entire place

**Jennifer**  
Aug 1 - Aug 3, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach 

Overall rating ★★★★★ [Read review](#)

**Compliments** · Quick responses, Amazing amenities, Stylish space, Sparkling clean, Th...

**5** ★ **62**

Overall rating Total reviews

**Compliments** [See](#)  
Your guests love the extra care you put in

 **48**  
Sparkling clean

 **40**  
Outstanding hospitality

 **40**  
Stylish space

**Feedback** [See](#)  
Your guests suggested improving the follow

- Common areas (Cleanliness) · 1
- Kitchen cleanliness · 1
- Entire place (Cleanliness) · 1
- Missing toilet paper · 1

1 2 3 ... 16 >

[All listing reviews](#)

## Madison

Jul 20 - Jul 27, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



### Public review

We had an amazing time in hermosa beach and were so happy we chose to stay here. The location was absolutely perfect, couldn't get much closer to the beach - and just a block from plenty of restaurants and shops. Sandy provided us with anything we might need to make our stay as enjoyable as possible.

[All listing reviews](#)

## Brian

Jun 18 - Jun 21, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



## Mark

Jun 14 - Jun 17, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



### Public review

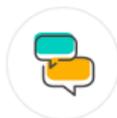
Sandy's place is very nice and is in a great location. Sandy and her nearby manager were super polite and responsive.

[View reply >](#)

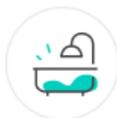
### Compliments



Outstanding  
hospitality



Quick  
responses



Sparkling  
clean



Stylish space

[All listing reviews](#)

### Natasha

Jun 12 - Jun 14, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

This is the best place in Hermosa! Easy check in and great location to everything. Beautiful house!

### Josh

Jun 7 - Jun 11, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

This place is awesome and right in the heart of Hermosa Beach!! The place was larger than I expected...plenty of room for our family of four to spread out and relax. The off street parking was also a major plus. The beds were very comfortable and everything was clean and in good working order. I highly recommend this place for your trip to Hermosa.

#### Private note

Thanks again... we had a great time at your place!!

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

## Shengjun

Jun 3 - Jun 5, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

Very beautiful house with very beautiful sea views. The favorite is its kitchenware, we like to cook. The prepared kitchenware made us make a very delicious dish.

#### Private note

Thank you very much for everything you have prepared for us, let us have a perfect holiday.

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

## Terrolyn

Jun 1 - Jun 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

We very much enjoyed our stay at Sandy's Hermosa Beach home. Excellent location, close to the beach, and near all the local attractions. It's a lovely clean home with good size bedrooms and bathrooms. The kitchen, living room, and outdoor patio are perfect to relax after a long day of sightseeing! Quick and easy check-in. Hermosa Beach is a Beautiful place..You will not be disappointed. We wish we could have stayed longer. We will be back and I've told all my friends and family about your FABULOUS PLACE. Thank You...Thank You

#### Private note

Sandy's all I can say is FABULOUS, AMAZING, BEAUTIFUL and we will be back.

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities

[All listing reviews](#)

## Annette

May 29 - Jun 1, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

This is an amazing beach house 1/2 block from a really fun beach. Everything was sparkling clean and there was plenty of room for everyone. The BEST thing however was the amazing care provided by the owner and caretaker. To say they went above and beyond was an understatement! Highly recommended!

#### Private note

Thank you so much for a remarkable time at Hermosa beach! Your place was amazing!

### Compliments



Sparkling clean



Outstanding hospitality



Quick responses



Stylish space



Local tips

[All listing reviews](#)

## Nicole

May 23 - May 26, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

Everything was perfect. Great location awesome hospitality.

#### Private note

Thanks again for a delightful stay in Hermosa beach. It was a perfect get away.

### Compliments



Outstanding hospitality



Local tips



Stylish space



Amazing amenities



Sparkling clean



Quick responses



Thoughtful touches

[All listing reviews](#)

**Robert**

May 2 - May 6, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Awesome place to stay!

Compliments



Outstanding hospitality



Amazing amenities



Stylish space



Quick responses



Sparkling clean

[All listing reviews](#)

**喆**

Apr 29 - May 2, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

物超所值,会让你的洛杉矶度假之行有所不同

Private note

如果图书和设施使用方法再有一些中文建议就更好了

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

## David

Apr 27 - Apr 29, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

Amazing location. Great amenities (I'm a fan of Nespresso). Plenty of space for 5/6 people. Would use again if available.

#### Private note

Everything was great. Do check the ice maker in the freezer. I think it's clogged.

### Compliments



Thoughtful touches



Amazing amenities



Stylish space



Sparkling clean



Outstanding hospitality

[All listing reviews](#)

## Laura

Apr 24 - Apr 27, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

[View reply >](#)

Sandy's place was amazing. Sometimes pictures can be deceiving, but not in the case. The house was even more beautiful and charming in person. Super clean, spacious and lots of places to put your things so you're not living out of a suitcase. The outdoor living space was incredible and ideal location to walk or bike anywhere you needed to go as well as just steps to the beach. We will most definitely be coming back next year.

#### Private note

Thank you so much for the early check in. The house was amazing and perfect setup for our family. All three girls asked if we could stay at the same house next year when we come back to visit our family. Thanks for a great first experience with Airbnb. No more hotels for us!

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Fran**

Apr 12 - Apr 21, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply >](#)

We had a wonderful week at Sandy's place. It was very clean comfortable and in a great location. Thanks again!

Private note

We had a lovely week thank you. The house was very comfortable and in a great location. A few more kitchen items would have been useful ( salad bowl, tray, colander, ). Thanks again!

Compliments



Sparkling clean



Local tips



Stylish space



Amazing amenities

[All listing reviews](#)

**JoonSu**

Apr 10 - Apr 12, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

I traveled with my parents and they loved it! Right next to the beach, quiet during night, and many things to do during the daytime. The place was really clean as well. I really recommend this place!

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Tania**

Apr 4 - Apr 10, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

[View reply >](#)

Best location, beautiful house with great amenities, incredibly responsive. Could not have asked for more!

**Private note**

We had such a great trip and your lovely bungalow had a lot to do with it! Thank you so much. The family we were visiting is recommending it to all future visiting friends and family! Loved it.

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Stylish space

[All listing reviews](#)

**Ken**

Mar 27 - Apr 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

Great location with plenty of space. We enjoyed the deck and outdoor shower. The fireplace was nice at night when it cooled off. Kitchen was complete with everything's needed. And the house was very clean. Nice job with description and follow through.

**Private note**

We had a fabulous stay in this home. Thank you for the early check in and late check out. My entire family thanks you.

Compliments



Outstanding hospitality



Thoughtful touches



Local tips



Quick responses



Stylish space



Sparkling clean



Amazing amenities

[< All listing reviews](#)

**Jill**

Mar 22 - Mar 26, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

This is the most amazing place! You can see and hear the beach from the front porch. Literally everything you need is provided and of great quality. So many things to do in walking distance. Super easy check in/out! We will be coming back!

### Compliments



Sparkling clean



Quick responses



Amazing amenities



Stylish space

[< All listing reviews](#)

**Marie**

Mar 16 - Mar 21, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

If you are looking for a perfect house for your family, this is it. Only half block from the beach and the house amenities are amazing. Everything you need is here. The outdoor shower was a great feature. You can see the beach from the porch and a bedroom. Look no further if you want the beach life for vacation. We will be back!

#### Private note

Your house is amazing. Location is incredible and perfect for families. Everything was amazing. We will be back!

### Compliments



Thoughtful touches



Local tips



Stylish space



Outstanding hospitality



Quick responses



Sparkling clean



Amazing amenities

[All listing reviews](#)

## Manish

Mar 5 - Mar 13, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

We stayed at Sandy's place while attending a wedding close by. Sandy's place is better than pictured/described. Apart from the amazing location, the host is thoughtful and responsive. We didn't realize how hip and trendy the neighborhood is till we got there. There are great restaurants/bars/nightlife less a block away, and the house is big enough for a relaxing dinner in which we did often after a busy day of wedding prep. Highly recommend this place. Thanks Sandy for sharing your space with us.

#### Private note

Thank you for sharing your amazing place by the ocean with us. We had a great time. It was busy days of wedding prep and relaxing evenings of food and laughter in a cozy place.

### Compliments



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities

[All listing reviews](#)

## Holly

Feb 23 - Feb 28, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

It's a lovely clean home with good size bedrooms and bathrooms. The kitchen, living room, and outdoor patio are perfect to relax after a long day of sightseeing! Literally steps from the Beach with a bonus Farmers Market one block down on Wednesday afternoons! We could not have chosen a more charming space for our girls trip to LA. Hermosa is a wonderful beach paradise!

#### Private note

The house was just lovely and we had a great time! The living room was so cozy with the fireplace. We enjoyed eating in a couple evenings and watching Netflix after long days of bike riding and walking. Thanks for sharing such a divine space with me and my friends. A wonderful time spent in a most beautiful city!

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Joy**

Feb 21 - Feb 23, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

The perfect place to stay when in Hermosa Beach. Place was clean and very cozy. A few minutes walk to the beach, great restaurants, and the Pier

Compliments



Stylish space



Sparkling clean

[All listing reviews](#)

**Tim**

Feb 15 - Feb 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

We very much enjoyed our stay at Sandy's Hermosa Beach home. Excellent location, close to beach, and near all the local attractions. Additionally Sandy was readily available to take care of any needs that come up during our stay. Highly recommended.

Private note

Thanks Sandy for having us and working to resolve the internet issue.

Compliments



Outstanding hospitality



Quick responses

[All listing reviews](#)

**Anna**

Feb 11 - Feb 13, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's beach cottage was great! We were in the area for a work trip and really enjoyed being right next to the beach after a hard days work. I'll definitely book again if I'm ever in the area.

[All listing reviews](#)

**Julie**

Feb 8 - Feb 11, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

This house is amazing. It is so beautiful, peaceful & relaxing. You have so many options to shop, eat, explore and beach!! Everything you would want or need has been thought of by the hostess

**Private note**

We absolutely loved the house. It exceeded all of our expectations. We LOVED having a fireplace. The location is perfect it was great having so many food options and walking places. The amenities were amazing

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Tina**

Feb 1 - Feb 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

A lovely place! A spot to remember and make sweet memories. Close to everything - and a great place to explore. The home is so sweet - clean, well put together!

**Private note**

Sandy was great! Every time I had a question - her response time was immediate. Very accommodating! What a great place too! Cannot wait to spend some more time there! Great home!

Compliments



Sparkling clean



Outstanding hospitality



Quick responses



Local tips

[All listing reviews](#)

**Lauralee**

Jun 24 - Jun 30, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Our Family had a blast! This beach house is perfect for your next get away. Location, location! We have a one year old and we're nervous about baby proofing the house but everything was safe and secure and CLEAN! It's spacious and comfortable. We had a slight mishap, we cracked something in the house and we were pleasantly surprised by the immediate response and fix! The fridge was stocked with tasty beverages! The outdoor backyard area was so clutch for us because it has an outdoor shower area we used to fill up a baby pool and entertain our baby and is super private. It's a 30 second walk to the sand and local restaurants and bars. Highly recommend!

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Sami**

Jan 29 - Feb 1, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's home is a fantastic space in a phenomenal location. Super clean, great furniture, awesome layout, fantastic parking, ocean view, 20 second walk to the beach, restaurants and shops right around the corner, and a great host! We cannot wait to return!

Private note

Sandy, Thank you so much for having us! I cannot wait to book again! Cheers! Sami

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

### Richard

Jan 20 - Jan 29, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

This was our families first vacation to California and both Sandy and the property Manager Isaam were great. Every detail was looked after right down to cream in the fridge and Nespresso coffee ready. This meant a lot after a long day of travel which had us arriving in the early morning hours. We will be back!

#### Private note

Thanks Sandy for all your help! Please also thank Isaam for helping us feel really comfortable

#### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

### Chris

Jan 17 - Jan 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

Sandy's place is a great location. Walking distance to everything. Ocean view and a 30 second walk to the beach. We will definitely be back.

#### Compliments



Outstanding hospitality



Sparkling clean



Quick responses



Local tips

[All listing reviews](#)

**Colin**

Jan 13 - Jan 15, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

Amazing spot. Such a great location and even with 48hrs of rain we still loved our stay! Had a small issue with WiFi our great communication and quickly resolved. Will stay again.

Compliments



Stylish space



Sparkling clean



Quick responses



Outstanding hospitality



Amazing amenities



Thoughtful touches

[All listing reviews](#)

**Grant**

Jan 11 - Jan 13, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

Amazing location, amazing property, amazing host! Would definitely recommend this place to anyone looking for a nicer option in the Hermosa area. Sandy was super clear about timing and access, and was very accommodating for all my requests.

Compliments



Stylish space



Sparkling clean



Amazing amenities

[< All listing reviews](#)

## Forest

Jan 7 - Jan 9, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

we own an Airbnb, and this one is the best we've ever stayed at, cant wait to go again :-)

#### Private note

the fire place had a gas leak when turned on where the pipe goes down and it would ignite and cause a little flare up, pipes probably old.

### Compliments



Stylish space

[< All listing reviews](#)

## Anne

Jan 3 - Jan 6, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

[View reply >](#)

Sandy's Hermosa Beach bungalow is absolutely perfect! 1/2 block from the beach - you can see it from the front porch! We enjoyed the outdoor table for our coffee in the California sunshine. The beds were very comfortable and the space was perfect for our family of 6. Perfect hosts with such nice touches - wine and bottled water in the fridge, great restaurant recommendations, kitchen with everything we needed. The fuzzy Ugg blankets were so cozy as we sat around the fireplace in the one rainy evening we had during our 3 night stay. We would return in a heartbeat. Thank you so much!

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Kate**

Dec 14 - Dec 19, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

Loved this home and Hermosa Beach. Perfect location and amenities. Would rent again in a heartbeat!

**Private note**

Thanks Sandy! We loved your home!

Compliments



Local tips



Thoughtful touches



Stylish space



Sparkling clean



Amazing amenities



Quick responses



Outstanding hospitality

[All listing reviews](#)

**Chris**

Dec 10 - Dec 13, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



**Public review**

Sandy's beach house is everything and more as described in the listing. The location is fantastic, the open concept house was great for hanging out during the evening and the outdoor shower was a nice perk when coming off the beach or showering up after a run on the boardwalk. If you're looking to stay in Hermosa, it will be hard to find a better place at such a terrific value.

**Private note**

Great time in Hermosa, loved the house & would recommend to anyone visiting the area.

Compliments



Sparkling clean



Stylish space

[All listing reviews](#)

## Ken

Dec 7 - Dec 10, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



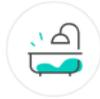
### Overall rating



#### Public review

Great house in a great location. Would definitely stay here again.

### Compliments



Sparkling clean



Stylish space

[All listing reviews](#)

## Tina

Dec 1 - Dec 6, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

[View reply](#) >

Sandy's place was a perfect location and layout for our family. We were within steps of the beach and restaurants in Hermosa. The gas fireplace was super for the cool, rainy days we had. That being said, there was a water issue with the windows in one of the bedrooms, and the washing machine and dishwasher probably need to be replaced sometime soon. If they address these issues, this will be one of the best properties in the South Bay!!!

#### Private note

Thank you again for hosting us. If y'all address these appliance issues, I think you'll be one of the best properties on AirBnb!!!

### Compliments



Thoughtful touches



Quick responses



Amazing amenities

[All listing reviews](#)

### Tom

Nov 26 - Nov 30, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



##### Public review

Just an incredible location! And the house was perfect for our family of six. We'll be back!

##### Private note

We had a great week. Your house was perfect for the six of us. The location makes it very special.

[All listing reviews](#)

### Stephanie

Nov 12 - Nov 15, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



##### Public review

It was such an amazing stay! The location can't be beat and the house felt much bigger than it was since every space was maximized (loved the closet in the queen bed room!). The outdoor space was better than we expected and perfect for enjoying a glass of wine with salsa and chips from across the street! Plus the short walk to the beach was great with our toddlers! Last but not least, we greatly appreciate the flexibility for extending our stay for our firefighter friend. I'd recommend to update the photos to show how big the outdoor space truly is - we were positively surprised and I think it could help you get even more renters.

##### Private note

It was such an amazing stay! The location can't be beat and the house felt much bigger than it was since every space was maximized (loved the closet in the queen bed room!). The outdoor space was better than we expected and perfect for enjoying a glass of wine with salsa and chips from across the street! Plus the short walk to the beach was great with our toddlers! Last but not least, we greatly appreciate the flexibility for extending our stay for our firefighter friend. I'd recommend to update the photos to show how big the outdoor space truly is - we were positively surprised and I think it could help you get even more renters.

#### Compliments



Sparkling  
clean



Quick  
responses



Amazing  
amenities

[All listing reviews](#)

**Patricia**

Oct 25 - Oct 27, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Place is great ! Perfect location ... close walk to places to eat, bars, and the pier. House is very clean ! Adorable and easy to find yourself at home !!

Private note

Great place ! Very cute !! We enjoyed it . The bbq needs to have the valves replaced from the propane to the natural gas ones so the burners will get hot enough :) we tried using it and the flame wouldn't get high at all. There's a special kit to change them out and it will work great. Loved everything !!

Compliments



Sparkling clean



Outstanding hospitality



Amazing amenities



Stylish space

[All listing reviews](#)

**Joby**

Oct 22 - Oct 25, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Beyond exceeded expectations of a little place by the ocean. Tranquil street right off the beach but a minutes walk from all the restaurants, bars and shops make you never want to leave this Hermosa paradise. The home itself is sparkling clean with everything thing you could wish for for the perfect beach getaway. I would 100% recommend and return.

Private note

Thank you so much for hosting Ricky, Tammy and Rocco. They've now decided they want to move to Hermosa Beach when he wraps his next project. The home is stunning, the thoughtfulness of the goodies left in the fridge to the wonderful location all added to the 5 star experience. You have a gem of a home. Joby

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

**Tom**

Nov 3 - Nov 5, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Amazing location and great place overall for a small group.

[All listing reviews](#)

**Marlene**

Oct 17 - Oct 21, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

This cute house is at an absolutely great location!!! Steps to the beach and all the fun stuff at Hermosa pier. It was very clean and exactly as pictured. Parking in the back was so handy as well. My family loved it here and will be back as soon as we possibly can!!!

Private note

We loved your place!!! The location is unbeatable. It was clean and well kept. The only thing I'd suggest to add and make it even better is if you provided beach stuff. It wouldn't cost that much and it'd go a long way to happiness of a beach house. Boogie boards, beach chairs, beach umbrella would've been great. But overall we loved the place and will hopefully be back soon!!!

[All listing reviews](#)

**Karyn**

Oct 11 - Oct 14, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Location, location, location. This house is amazing, both in location and indoor/outdoor living space. It was the perfect size for our family of 4 + Nanny, we did not need a car and could walk everywhere in Hermosa from this location. The outdoor shower is a wonderful feature when returning from the beach, as well as the outdoor table for dinner and drinks al fresco.

Private note

The place was amazing and we look forward to staying at your wonderful home again soon. Thank you for the prompt note with access code, Issam being available as needed (we didn't need him, we did get a chance to meet him), and all the amenities, you thought of everything!

Compliments



Outstanding  
hospitality



Thoughtful  
touches



Local tips

[< All listing reviews](#)

## Luke

Nov 6 - Nov 8, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

I have zero complaints about this place. It was cute, they had everything we needed and more, and the location was PERFECT!

#### Private note

Fantastic place! Thanks for having us!

### Compliments



Sparkling clean



Outstanding hospitality



Amazing amenities



Stylish space



Local tips

[< All listing reviews](#)

## Leena

Nov 8 - Nov 12, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

Great location! Clean and the perfect spot for our trip!

#### Private note

Thank you so much! We will be back!

### Compliments



Sparkling clean



Stylish space



Amazing amenities

[All listing reviews](#)

### Sarah

Oct 5 - Oct 9, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

[View reply >](#)

This place is such a gem! Our family of four were so comfortable here for the week. It felt like home right away. Issam and Sandy were so very helpful with whatever we needed and always in contact. We will definitely be back!

#### Compliments



Sparkling clean



Outstanding hospitality



Quick responses

[All listing reviews](#)

### Agustin

Sep 14 - Sep 16, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

We had a great stay at Sandy's place, location was perfect and the place as good as it looks in the pictures. Sandy was always quick to communicate back and very accommodating too. Would definitely recommend it to friends.

#### Private note

Thanks for the late check out! We had a great stay. :)

#### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

### Eric

Sep 12 - Sep 14, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

This spot is amazing. Very clean, exactly what we expected and made for an amazing couple of days by the beach. Wine, beer and water in the fridge, everything you need to cook and great outdoor areas to sit, hang out and eat. Walk right onto the beach and tons of food options immediately outside the front door. Can't wait to come back!

#### Private note

Thank you, you guys have a great spot and the little touches go a long way and are much appreciated!

### Compliments



Sparkling clean



Stylish space



Outstanding hospitality

[All listing reviews](#)

### Pamela

Sep 1 - Sep 3, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

Sandy's place is the perfect beach house. Location, location, location! It's just steps to the sand, across the street from a bike rental shop, walking distance from the pier, an outstanding coffee shop and fantastic restaurants/night life. The home is also a lovely and comfortable space for a family to enjoy. The beds were comfortable, there was WiFi, and everything you could want on TV. The backyard was a nice place to dine al fresco. The front yard was a fantastic spot to have a glass of wine, people watch and take in the sunset. Our teens and five year old had a great time. Sandy and her team were great communicators and very responsive. We will absolutely visit this home again in the future.

#### Private note

We loved the home. It was so well appointed. You clearly put a lot of thought into every detail. We will return and will be looking to rent from you. Thank you for sharing your lovely beach house.

### Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space

[< All listing reviews](#)

**Ryan**

Aug 11 - Aug 18, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[Reply >](#)

This is an amazing little beach house! Stayed here with my little family of 4 and we were so comfortable. We spent everyday on the beach, chairs, umbrella and even toys for our kids were available. You cannot beat the location and the house is absolutely adorable.

Private note

Thanks so much for everything Sandy, we loved every minute!

[< All listing reviews](#)

**Ben**

Sep 3 - Sep 5, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great place to stay

[< All listing reviews](#)

**Julia**

Sep 6 - Sep 10, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Location, Location, Location! And parking

Private note

Thanks for a great stay

Feedback

Value

WiFi was off and on the whole time we were there, which was refunded thanks. There wasn't enough sitting areas in the living room and no AC so at night even with the windows open it was warm. Or bright. Also maybe a welcome book with local hot spots and s

[All listing reviews](#)

### Kenneth

Sep 16 - Sep 17, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

Great place, would definitely stay again! Great location--walking distance to everything including pier and downtown Hermosa. Place looks just like the pictures.

#### Private note

Thanks Sandy! Had a great stay

#### Compliments



Amazing amenities



Stylish space



Sparkling clean



Quick responses



Outstanding hospitality

[All listing reviews](#)

### Constance

Sep 18 - Sep 27, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

Wonderful location for beach , pier and Strand access. For the age of the house, it is wonderfully updated/ renovated. It is well stocked with necessities, and a few extras. Would stay there again!

[View reply >](#)

#### Private note

Issam was fantastic . He checked on us several times. Made us feel like a welcomed guest! We were very glad to be able to stay here. We really enjoyed being able walk out of the house, and enjoy the Strand, the Beach, Pier, shops and eateries within a block or two. The house , with it's back deck area was a pleasure to live in.

#### Compliments



Sparkling clean



Amazing amenities



Local tips

#### Feedback

[All listing reviews](#)

### Anna

Sep 29 - Oct 1, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

[View reply >](#)

This place is absolutely amazing! It has everything and the beach was so close! It was so nice

#### Private note

Thanks for this amazing place for my birthday weekend!! Everyone enjoyed themselves

### Compliments



Thoughtful touches



Amazing amenities



Sparkling clean



Outstanding hospitality

[All listing reviews](#)

### Harpreet

Aug 9 - Aug 11, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



### Overall rating



#### Public review

[Reply >](#)

Beautiful home and location. We will definitely stay again.

#### Private note

Thank you so much for the wonderful stay. Your house was the perfect location for us. Our siblings stayed the hotel so the location was perfect. Thank you for the wonderful stay! Next time we plan to stay longer.

### Compliments



Outstanding hospitality



Stylish space



Sparkling clean

[All listing reviews](#)

### Nanette

Aug 3 - Aug 9, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

[Reply >](#)

Top location, right on the Beach. Very clean house, lots of towels, good beds, good lay-out for a Beach cottage! We loved Hermosa Beach, very easy-going, laidback Beach life. We arranged surf lessons across the Street at Jeffers and kids were very happy too!

#### Private note

We had a wonderful stay at the beach cottage. Great place, best location, close to IT all. We had a great time in Hermosa Beach. Lots of towels and thanks for bringing salad bowls.

#### Compliments



Outstanding hospitality



Local tips



Thoughtful touches



Amazing amenities



Quick responses



Stylish space



Sparkling clean

### Juan

Jul 18 - Jul 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

Great location on Hermosa Beach. Extremely clean and had everything we needed. Host was very quick to reply with questions.

[All listing reviews](#)

**Cal**

Jun 21 - Jun 24, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Wonderful, clean and right off the beach.

Compliments



Sparkling clean



Outstanding hospitality



Quick responses

[All listing reviews](#)

**Lauralee**

Jun 24 - Jun 30, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Our Family had a blast! This beach house is perfect for your next get away. Location, location! We have a one year old and we're nervous about baby proofing the house but everything was safe and secure and CLEAN! It's spacious and comfortable. We had a slight mishap, we cracked something in the house and we were pleasantly surprised by the immediate response and fix! The fridge was stocked with tasty beverages! The outdoor backyard area was so clutch for us because it has an outdoor shower area we used to fill up a baby pool and entertain our baby and is super private. It's a 30 second walk to the sand and local restaurants and bars. Highly recommend!

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[< All listing reviews](#)

### Juan

Jul 18 - Jul 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

Great location on Hermosa Beach. Extremely clean and had everything we needed. Host was very quick to reply with questions.

#### Compliments



Amazing amenities



Quick responses



Outstanding hospitality



Sparkling clean

[< All listing reviews](#)

### Jennifer

Aug 1 - Aug 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



#### Overall rating



#### Public review

[Reply >](#)

Beautiful bungalow just steps from the beach. The place has everything you could imagine. Perfect for a relaxed vacation at the beach.

#### Compliments



Quick responses



Amazing amenities



Stylish space



Sparkling clean



Thoughtful touches

4.9 ★

Overall rating

39

Total reviews

95%

5 star reviews

### Ratings (39)

Overall experience	4.9 ★	∨
Accuracy	5.0 ★	∨
Cleanliness	4.9 ★	∨
Communication	5.0 ★	∨
Check in	5.0 ★	∨
Location	4.9 ★	∨
Value	4.9 ★	∨

### Reviews (39)



Kim

Aug 11 - Aug 20 · \$532

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

#### Public feedback

What a truly sparkling clean gem! This home away from home is basically on the beach and so close to a large selection of restaurants and boutiques. Host is easy to communicate with and goes out of her way to make your stay special.

#### Public response



**Randall**

Jun 8 - Jun 11 · \$328

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Excellent location, venue, amenities, everything. You'll be blown away!

---



**Veronica**

Apr 28 - May 10 · \$115

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Any time i have to come into town I pray this location is available. It's perfect in every way, location, hospitality and the cozy place itself. It's my little version of home on the beach

---

**Private feedback**

This is just for you. It won't appear on your listing or profile.

Always feels like coming home! Love it so much

---



**Jenny**

May 16 - May 18 · \$384

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Historic landmark. Stylish and comfortable. GREAT location. Would stay there over and over again.

---

**Private feedback**

This is just for you. It won't appear on your listing or profile.

Your house was beautiful. Such a great history and location. Would stay there over and over again and highly recommend. Thank you for opening your home up to share!



**Genevieve**

May 10 - May 12 · \$549

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Great location. All amenities you can think of. Very responsive. Home away from home.

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Everything was amazing. Appreciate the quick response and added bed. We did have issue with hot water on last morning but it all worked out. Thank you.



**Randall**

Jun 8 - Jun 11 · \$328

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Excellent location, venue, amenities, everything. You'll be blown away!



**Grace**

May 18 - May 21 · \$248

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Great little home a hop from the beach. Super clean, well stocked with essentials. Large comfy beds, plenty of linens and towels, a parking spot out back....5 Star Stay!!

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Thanks for everything it was wonderful! My only comment is that some dish towels and pot holders would be great for the kitchen - small things compared to how clean, well maintained and well located it is!!!



**Brett**

May 31 - Jun 3 · \$524

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

This house is perfect for a beach weekend - literally half a block from the beach and the strand! Very clean and comfortable, Sandy was responsive and Issam was readily available for anything we...+ [More](#)



**David**  
Jun 4 - Jun 7 · \$328  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★☆

**Public feedback**

Everything was great but be mindful it's close to two well traveled roads that create vehicle noise at all hours.

**Public response**

Hello David Thank you for your review. Yes, there is vehicle noise from time to time. Airbnb's are currently only allowed in the commercial area of Hermosa Beach. Because of this, most if not all of them will have this issue. I am surprised about the floors. We will check this and correct any problems. Thank you for staying with us. We appreciate your business.



**Tage**  
May 23 - May 28 · \$435  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

This was a spectacular rental!



**Kelly**  
Apr 12 - Apr 26 · \$339  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Sandy's cottage is so cute and well worth it! It was absolutely perfect for my twin 3 years olds and my husband and me. It was safe but fun, right at the beach and you've got plenty to do without...+ [More](#)



**Mike**  
Apr 9 - Apr 11 · \$232  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★☆

**Public feedback**

This unit is great. We stayed with my wife and two girls. Whether its the few steps to the sand or the bright light that fills the place up throughout the day, the place was relaxing and serene. We enjoyed the walks and rides on the strand, playing a quick game of volleyball at dusk, or getting up early for a cup of coffee and stroll the beach as the town wakes up. Perfect.

**Private feedback**

This is just for you. It won't appear on your listing or profile.

Thanks Sandy for having Issam help out with the internet issue. These things happen, sounds like the network was never actually connected but Issam helped out right away to quickly resolve the situation, and we appreciate the \$50 rebate for the trouble. The location and place was great, we really enjoyed our time there. Will recommend to others.



**Michelle And Robert**  
May 21 - May 23 · \$218  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Fantastic place..easy (Website hidden by Airbnb) the heart of beach action and steps to the beach. Great host, amenities, accommodation in general.



**Gauri**  
Apr 26 - Apr 28 · \$355  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Extremely clean. Updated amenities. Well appointed. Amazing walkable location. Thank you Sandy!

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

It was a little noisy this weekend bc of surf festival partying around in adjacent hotels but maybe we are just old ladies now! 🙏🏻



**Veronica**  
Mar 15 - Mar 21 · \$415  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Always feels like coming home! Beautiful location and perfect for a walk on the beach or family bbq and enjoy the patio. It has everything you need.

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Always feels like coming home! Beautiful location and perfect for a walk on the beach or family bbq and enjoy the patio. It has everything you need.



**Megan**  
Apr 4 - Apr 7 · \$422  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Our hosts were amazing! (Very personalized service.) Their home was beautiful and easily accessible to the beach, shopping and dining.

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Thank you for a wonderful stay, as well as for everything you did to help with the WiFi situation. Have a great week!



**Brian**

Mar 22 - Mar 30 · \$418

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Such a great location! Very clean and a beautiful view.

---



**Vic**

Mar 7 - Mar 10 · \$239

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Staying anywhere else but here would be a mistake

---

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

this was one of my best trips back home that I have experienced. After 24 years of being a Colorado resident and coming back to the South Bay to visit family I have found my new home. Thank you

---



**John**

Feb 21 - Feb 24 · \$272

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Beautiful house in a great location.

---

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

We loved the house. Only slight fly in the ointment was the issue with the downstairs heat, but we had a great time and would love to stay there again another time.

---



**Michelle**

Feb 25 - Mar 1 · \$260

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

A beautiful place to stay. The house is great, with everything you could possibly need. Issam was available to answer any questions we had. The location is perfect. Thanks so much!

---

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Having a couple of throw blankets on the downstairs couches would be great. The place is great, we had a wonderful time.



**John**  
Feb 21 - Feb 24 · \$272  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Beautiful house in a great location.

---

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

We loved the house. Only slight fly in the ointment was the issue with the downstairs heat, but we had a great time and would love to stay there again another time.



**Anthony**  
Feb 9 - Feb 12 · \$262  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Highly recommended this place looking forward to returning to California and staying here again

---

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

We loved our stay at your place and look forward to coming back to California. View was fantastic from our bedroom of the ocean.

---



**Veronica**  
Dec 8 - Jan 2 · \$308  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

This casita is truly a little taste of heaven. The location is beyond incredible; close to several restaurants, shops and the proximity to the beach makes it that much more amazing. I was expecting...+ [More](#)



**Jennifer**

Jan 3 - Jan 6 · \$266

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

Great location, comfortable beds, not too loud as expected. They have ample linens and towels and provide nice bathroom amenities. The kitchen was stocked, including a welcome package in the fridge...+ [More](#)

#### Private feedback

This is just for you. It won't appear on your listing or profile.

Thank you so much Sandy for letting us stay in your home. We loved it! And thank you for the later check out. We ran over a bit because my 6 month old decided she needed to be fed and we finished packing the car while I took care of her. Issam was very helpful and we enjoyed meeting him. We hope there will be future opportunities for us to stay in your place. All the best, jennifer



**Audrey**

Jan 7 - Jan 15 · \$262

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

What an amazing spot! First, Sansy was kind enough to let us take the place a few hours in advance, quick to respond. The house is clean and you have all that you need. It is a few steps from the beach and the boardwalk, amazing restaurants and bars around, it can get a bit noisy at night. Overall great experience and would recommend !



**Daisy**

Jan 18 - Jan 21 · \$342

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

This is a sparkling clean property with great common spaces and a perfect location, steps from the beach. You literally walk out the door to the Strand, restaurants and shops. Having private parking is also a plus if you bring your own vehicle. Sandy and her team are awesome. Literally, they replied to anything before and during our stay within an hour. The amenities are thoughtful...not only are there bathroom products, the kitchen was stocked with coffee and creamer, and the refrigerator was filled with a bottle of wine, a few beers, and mineral water to get us started. Thank you Sandy and team for a wonderful stay!

#### Private feedback

This is just for you. It won't appear on your listing or profile.

Thanks so much for your responsiveness! The property is well maintained and in a great location. You and your team are awesome. The only downside to this property, which is out of your control, is street noise on the weekend evenings. Thank you for everything!



**Dane**

Jan 24 - Jan 27 · \$232

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

This house is incredible. Perfect location and great space, esp with the patio! We stayed here with our 6 month old and couldn't have asked for a better experience. Thank you, Sandy! We'll be back soon.

---

**Private feedback**

This is just for you. It won't appear on your listing or profile.

We had such an amazing time! Thank you for having us. We cannot wait to come back!

---



**Lori**

Feb 1 - Feb 4 · \$239

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Awesome place! Steps to the beach. Less than 1000ft to multiple drinking and dining options. Charming 100 year old home. Had everything we needed. Sandy was prompt with all communication. We didn't have any troubles (except unusual rain!). Will definitely come back.

---

**Private feedback**

This is just for you. It won't appear on your listing or profile.

Sandy, thanks for helping make things great (except the rain!). You were so prompt in communicating every time. The place was wonderful. I hope to be back!!!

---



**Allison**

Feb 6 - Feb 9 · \$248

1920's OCEAN VIEW Hermosa Beach Casita



**Public feedback**

Sandy's place is fantastic. So close to the beach and walking distance to great shops and restaurants. Her home is comfortable and well appointed - lots of great touches to make us truly feel at home. Fluffy towels, comfy beds, super clean space. Totally recommend!

---

**Private feedback**

This is just for you. It won't appear on your listing or profile.

Sandy - thanks again! We loved staying at your home. So clean and lots of nice touches. Keyless entry was a great feature! Thank you! -Allison



**Carol**

Feb 14 - Feb 16 · \$255  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Wonderful home. We loved everything about it

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Thank you so very much! Perfect stay



**Amber**

Feb 12 - Feb 14 · \$243  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Quick and easy check in. Helpful staff on call to assist you with anything you need. The house was so clean and very well kept up. The location was perfect. Within walking distance to so many cute shops and fun restaurants. Hermosa is a perfect little beach town. You will not be disappointed. I wish we could have stayed longer.

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

We had such a great stay. I loved that the sheets smelled fresh and clean. The house was beautiful and in such a great location. Hermosa Beach is a great little beach town. Everything was in walking distance. We had a fabulous time and I would totally come back here to stay again.



**Vidvuds**

Jul 26 - Aug 5 · \$549  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Sandy's place is in a fantastic location just steps from the beach and the Pier. The place has all the amenities that you may need, is sparkling clean and well cared for. Sandy also has thoughtful touches paying attention to the little things that you often need on the first day while settling in. A great experience!



**Jackie**

Jun 11 - Jun 14 · \$415

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

Sandy's beach house is so close to Hermosa Beach that you can easily see it from the front door and the upstairs bedroom. You cannot beat the close proximity to the beach and to the strip of cool shops, restaurants and bars. Within minutes we could walk to get breakfast burritos, rent bikes, head to the boardwalk or head to the beach for the afternoon. The house was clean, spacious and comfortable. The patio, outdoor shower and beach chairs were all useful too. The area seemed quiet and safe. We had no issues with our two older teenagers walking back to the house on their own after dining at a restaurant or if they needed a break from the beach. Our family of four had a wonderful time here and would love to stay again. We highly recommend!

#### Public response

Jackie we are really very happy to hear you had a great stay. Thank you for taking the time to let us know. Your welcome back anytime!

#### Private feedback

 This is just for you. It won't appear on your listing or profile.

Sandy, your beach house was perfect for our family vacation. We wish we could've stayed longer and really taken advantage of the area and proximity to cool shops, bars and restaurants. We were able to rent bikes and eat at Laurel Tavern and have a drink somewhere another night. Being so close to the beach was wonderful. The guest house in back was an extra bonus we loved and the patio was great. We would love to stay here again.



**Marisela**

Jun 14 - Jun 17 · \$373

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

This little cottage is perfect. Can not beat the proximity to the beach. The grill and outdoor courtyard space were perfect. It was clean and we got quick response from Sandy. Highly recommend this cute little cottage.

#### Public response

Thank you Marisela for the great review. Thank you for staying with us and come back anytime!



**Vickie**

Jun 22 - Jun 29 · \$535

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

Great location close to everything. The house was spotless and well decorated. We even had some snacks, drinks and fruit waiting for us when we arrived. Great hospitality.



**Bruce**

Jun 18 - Jun 22 · \$398

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

Sandy is a fabulous host!! We have stayed in 2 of her homes in Hermosa Beach. The houses are so clean and stocked with just about everything you would need. The location of this house is perfect...+ [More](#)

#### Private feedback

 This is just for you. It won't appear on your listing or profile.

We had a fabulous time in Hermosa Beach. The house at 68 14th St is just perfect! The whole house was sparkling clean and everything we needed (except a flyswatter) was there. Some wasps had made a nest in the umbrella in the courtyard! The location couldn't be more perfect. We hope we get the chance to rent the house again. We loved it! Thanks for allowing us to check in early - that saved us so much hassle. Thank you for the pack n play - it made life with our granddaughter so much easier. Our daughter stayed out in the extra room in the garage on Friday night and she said it was heavenly. We got a chance to visit with Isaam on Friday and he was so very pleasant. You guys are doing this the right way!! Thank you for everything. Oh, Bruce broke the carafe on the coffee pot. We went to Target to replace it, but a whole new coffee maker was only \$1 more, so that's what we bought. We put the old coffee maker in the cabinets next to the kitchen. We cannot thank you enough for a wonderful stay in Hermosa!



**Brett**

May 31 - Jun 3 · \$524

1920's OCEAN VIEW Hermosa Beach Casita



#### Public feedback

This house is perfect for a beach weekend - literally half a block from the beach and the strand! Very clean and comfortable, Sandy was responsive and Issam was readily available for anything we...+ [More](#)



**Jessica**  
Jul 8 - Jul 14 · \$473  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

We thoroughly enjoyed our stay in Sandy's home! We were greeted upon arrival, and immediately felt welcome. Issam was there to get us acquainted with the home, and to answer questions about the area...+ [More](#)

**Public response**

Jessica thank you very much for your great review and for being a great guest!

**Private feedback**

 This is just for you. It won't appear on your listing or profile.

Thank you so much Sandy for giving us the opportunity to stay in your lovely home! Issam was very welcoming & helpful, and we certainly appreciate all the sweet touches you provided in the home....from snacks to beach chairs! It is obvious that you care about your guests. This is the first time we used Airbnb, and it was wonderful! We were amazed at how well stocked the house was... a great plus! Especially since we traveled by plane, which greatly limits supplies. We also appreciated the comfort of the beds, and the overall cleanliness of the home. There are only 2 suggestions we have. The first is purchasing a coffee pot with automatic shut-off. The second would be to include additional restaurant recommendations for great local spots outside of Hermosa. For example, someone told us about Fishbar in Manhattan Beach... best meal we had out there! Also... you may want to check the oven. We tried to reheat food once, and it smelled pretty bad. We just turned it off and used the microwave to avoid smoke/ fumes in the house.

Value



**Brett**  
May 31 - Jun 3 · \$524  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

This house is perfect for a beach weekend - literally half a block from the beach and the strand! Very clean and comfortable, Sandy was responsive and Issam was readily available for anything we...+ [More](#)



**Neal**  
Jul 15 - Jul 17 · \$399  
1920's OCEAN VIEW Hermosa Beach Casita  
★★★★★

**Public feedback**

Great location, very nice and comfortable inside. Great experience.



**From:** Michele Waller <mlwgolfer@gmail.com>

**Sent:** Sunday, September 1, 2019 4:23 PM

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

**Subject:** Short Term Vacation Rentals

Attn: City Council Members

I am a long-time resident and homeowner in Hermosa Beach (since 1975).

The thought of having short term vacation rentals is very disturbing to me. Being a homeowner and former long-time apartment dweller in this small city, I have seen a lot of changes; some for the better, others not. By allowing short term rentals in our quaint little city, you will change the character and charm that we appreciate and have become used to.

Short term visitors do not care about the neighbors, making noise, leaving trash everywhere, the disturbances they threaten to cause to our daily lives. They are not concerned about the neighborhood, just their daily pleasure and enjoyment. We have hotels and motels where they can stay and be accommodated appropriately.

Please consider the present and future of Hermosa Beach and do NOT allow this pilot program to pass. It is NOT in our best interest as a community and you are opening up a can of worms, by setting this precedent. Please reconsider and do NOT pass this program.

Michele Waller  
1940 Ava Avenue  
Hermosa Beach

City Council

RECEIVED

SEP 03 2009

COMMUNITY DEV. DEPT.

Re: The two-year pilot program to allow and regulate short-term vacation rentals

Dear Council members:

As a residence of Hermosa Beach for many years I am strongly opposed to this pilot program. Living just one street away from the four units that are proposed, I can see how this will impact not only my residence but my neighbors as well.

This program will not only impact the property value of my home and the homes around it but it WILL create noise and most definitely impact our crowded parking situation.

As you are aware of, the people of Hermosa are talking about how there is so much more crime and homelessness in our beach town and now you want to bring in more short-term "tourists" to stay a few days at a time? Good grief, not only will this change the character of our small town but it will definitely make it less safe...guaranteed!

Hermosa is a great place to live and raise a family, so why be so greedy and input these short-term rentals! Venice has them and they regret all the crime, pollution, noise and trash that these short-term rentals bring.

Thank you for letting me comment on this very important "impact" issue. I urge you to all vote NO to this proposal.

Thank you again,

Jane Miho  
731 9<sup>th</sup> Street  
Hermosa Beach



RECEIVED

SEP 03 2019

COMMUNITY DEV. DEPT.

Nancy & Glenn Griley  
120 28<sup>th</sup> Street  
Hermosa Beach, CA 90254

September 3, 2019

Hermosa Beach City Council  
1315 Valley Drive  
Hermosa Beach, CA 90254

RE: Text Amendment 5-16 pilot program for short term vacation rentals

Dear City Council:

We urge you to vote NO on the proposed pilot program for short-term vacation rentals in existing non-conforming dwelling units on commercially zoned properties. These areas are in the midst of residential areas where permanent residents live and work. We are concerned about negative impacts on property value and quality of life. Undoubtedly, there will be increased problems with noise, parking, and traffic. People who are on vacation will not be keeping quiet at night because others have to get up for work. People on vacation often like to stay up late and talk and play music loudly. Furthermore, if large size homes or buildings are allowed as short term rentals, the likely renters will be large parties which will be even worse in terms of noise and parking. This will be very disruptive and disturbing to have going on in a residential neighborhood where the majority of people are getting up in the morning for work or school. Traffic and parking are already a challenge. Please do not approve this proposal.

We moved to Hermosa Beach because we love the small town feel. Why would you want to spoil that by turning residential parts of town into a tourist destination? Already we have increasing congestion and noise, just due to more people coming here. Please do not exacerbate the situation by pursuing the pilot program for short-term vacation rentals.

Thank you for your consideration.

Sincerely,

