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To: Planning Commission <Planningcommission@hermosabeach.gov>

Cc: City Council <citycouncil@hermosabeach.gov>; Suja Lowenthal <suja@hermosabeach.gov>; Carrie Tai <CTai@hermosabeach.gov>; Myra Maravilla <mmaravilla@hermosabeach.gov>

Subject: Planning Commission Agenda Item VI, b - Short Term Vacation Rentals

I am writing in support of the extension of the City's Short-Term Vacation Rental program. While I would prefer that Hermosa Beach not have any STVRs, I understand that the City needs to allow them in some type of limited manner in order to satisfy Coastal Commission requirements. Limiting STVRs to the commercial zones makes sense. STVRs are essentially tiny hotels so allowing them in zones that allow hotels should not be disruptive.

The only change I would request that you make is to eliminate the re-inspection fees. If an inspector finds a deficiency in their first inspection, re-inspection not be an additional cost. If the property is still deficient after the re-inspection, the property owner should be responsible for all future inspection fees.

I would like to take this time to point out that there are currently dozens, possibly as many as 100, illegal STVRs operating in the City. I happen to live within 2 blocks of at least 10 of these illegal units. The City needs to step up its efforts get rid of these illegal STVRs. I understand that the City has hired a new company to help identify the illegal units, but this will mean nothing if the City does not follow through. I have previously identified dozens of these units to the City and virtually all of them are still operating.

How many STVR owners have been fined? How many

As you know, the negative impacts of STVRs include but are not limited to the following.

1. STVRs are frequently used for parties which often bring unwanted noise, crowds, and trash to neighborhoods.
2. The renters of the STVRs in my area frequently drive the wrong way on our one way streets endangering residents. They don't live here so they don't care.
3. STVRs take dozens of properties out of circulation for the residents of Hermosa Beach. This increases the demand for long term rental units and increases rents for our residents.
4. Banned STVRs are competing unfairly with our local hotels.
5. Banned STVRs are not paying TOT taxes.

I think that the City needs to take the following steps to push STVRs out of our neighborhoods:

1. Increase the fines substantially. We need to make it hurt financially so it is not worth it for these property owners to rent short term.
2. No more warnings. These property owners know what they are doing is illegal. Warnings just give them a free pass to continue operating illegally.
3. A property owner should be subject to misdemeanor charges after the 3rd fine. What they are doing is illegal and it should be treated as such.

We just spent over 2 years trying to figure out how to modify the city zoning to satisfy the RHNA allocation. If we want to increase housing in in Hermosa, you can do so right now by shutting down the dozens of units that are being used for STVRs instead of long term housing.

I look forward to seeing the City stepping up its efforts to eliminate STVRs from residential zones and increasing available housing units.

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