

Jason Masters

From: Georgia Wall <georgia.wall@roadrunner.com>
Sent: Wednesday, June 10, 2015 1:32 PM
To: Jason Masters
Subject: Rentals

To City Council:

We strongly support the passage of Ordinance Nos. 15-0009 and 15-0010 to prohibit single family and multiple-family transient uses as defined as short-term rentals of 29 days or less. We would actually prefer that the 29 days or less be increased to

6 months or less. One of the major attractions of Manhattan Beach is that it is NOT a transient community. We want to keep it that way. There are other rental options such as Residence Inn, Hotels, etc. to accommodate short-term visitors.

Is there a website that lists the addresses that are registered for short-term rentals? Does the City have occupancy constraints?

Thanks you.. Ray and Georgia Wall

Jason Masters

From: John Clem <johnrclem@gmail.com>
Sent: Wednesday, June 10, 2015 10:07 AM
To: Jason Masters
Subject: Short-Term Vacation Rental Ban

Hi Jason,

I received notice yesterday regarding the ban on short term rentals and just wanted to to send you some quick thoughts as I wont be able to make the meeting next week. I am one of the 57 registered vacation rental permit holders in Manhattan Beach and am also a resident.

My home address is 1728 Laurel Ave.

My rental property is 113 29th St, 112 29 Pl, and 2901 Ocean Dr. Its a triplex with separate addresses for each unit and each one is in use as a short term vacation rental. Each one has a permit for use as a short term rental. I just bought this property in November 2014 and filed for the permit in March after spending over \$100,000 to paint and furnish the three units in preparation as a short term rental.

I want to start by saying that I love living in Manhattan Beach and it is highly unlikely that I will ever move and I, like all other residents, want to continue to make it a better place to live. With that being said its hard for me to formulate arguments against the ban, plus I am unlikely going to change enough minds to matter given the unanimous vote last week. The only argument that I can make is that the families that I rent to are far more pleasant than many of the 20-something renters in my neighborhood who smoke, drink, and party constantly. The people I rent to pay \$4,000 minimum per week and as you can guess it limits the group to highly successful individuals. But, they do come and go one family per week...and that obviously cant change. And this doesn't establish a long-term sense of community...but then again, neither do many of the people renting in my neighborhood.

The issue I have is that I just spent \$100,000 and followed the rules exactly as specified by the City of Manhattan Beach and then overnight you change the rules and now I have just lost \$100,000 as I wont be able to sell the items I have purchased for anywhere near what it cost me when they were new. If I would have had any idea that this could happen, I wouldn't have invested the money that I did. And while I appreciate the limited extension through the end of the year...the permit that I was issued is valid through March 2016. So your not even respecting the permit that was issued to me just a few months ago, which is highly concerning to me on many fronts.

Sadly all of this seems to be moot because for me to recoup my investment will take many years, so even allowing me to operate while my permit is valid is largely useless. You would need to extend the time frame for existing permit holders much further and I hope that you will consider this.

Best

John Clem

Jason Masters

From: d_seagars@yahoo.com
Sent: Wednesday, June 10, 2015 12:40 AM
To: Jason Masters
Subject: Proposed Ordinances 15-0009 & 15-0010
Attachments: Mayor and Honorable Councilmembers for Manhattan Beach.docx

Jason:

Thank you for taking the time to see that the material was made available to me in a timely manner. I have attached a letter for your distribution to the Mayor and Council members on this matter. Thank you for your assistance,
Dana J Seagars

Sent from Surface

June 9, 2015

Mayor and Honorable Councilmembers for Manhattan Beach.

Subject: Proposed Ordinances governing short-term rentals. 15-0009 & 15-0010

As 63 year old Manhattan Beach native, I understand deeply the history and fiber of this community. I am the fortunate and grateful owner of rental property on Ocean Drive. This property has been in my family since 1925 due to the foresight and hard work of my grandparents, parents and now, myself. My children, although not current residents of the city have deep ties and a heartfelt connection to our MB home. I intend to pass it along to them. Even though my career took me far and wide, our MB bungalow has always figured prominently into my retirement plans from both a lifestyle and economic basis. I am extremely upset to learn that the structure of this proposed ordinance threatens those plans that were only just realized this last year.

I am "one of the 57" – a holder of a business license from the City for addressing Transient Occupancy Tax (TOT). My property consists of 3 apartments on two adjacent "legal non-conforming" half lots. Two of these units are on long term leases of 1 yr. I have rented one unit as a "transient vacation unit" (TVU) since 2009; not knowing that the lack of an ordinance made it technically illegal at the same time the city collected the TAT I have always paid.

My intention for renting just this one unit as a TVU has a basis in the following:

- Having lived in this unit for many years previously, I have empathy for my neighbors and the neighborhood. I did not want to risk alienating anyone by "creating a nuisance."
- My plan for retirement: a two home "bouncing lifestyle." Economics and my career took me to Alaska. The economic reality was that as a government biologist I could not afford to live in and to raise a family in Manhattan Beach so I had to move away. But now by renting this property short term 7 months/yr it provides the means for me to once again return to live in my childhood city the other 5 months of the year. I need to tell you that renting the property for 6 months, or as proposed by this ordinance, intermittently for 30 days, 4 times a year will not generate enough income for me to stay in it or to make expenses. I know, I've run the numbers.
- TVU income can be (and in my case has been) largely reinvested in property upgrades over the past 6 years. Using these funds, I have re-textured, repainted, repaired, and upgraded the exterior and interiors in all three units. For example, between Dec 2014 and this May, I spent over \$30,000 to completely (under city permit) re-landscape the front landscape of this walk-street property – the first redo in over 30 years. I cannot tell you how many of my neighbors have stopped by to compliment us on the low water design and upgrade. This TVU income has brought value to this neighborhood.

When I embarked on this TVU experience, I set some clear ground rules designed to protect the quality of the neighborhood *as well as* my economic well-being. And those two items are not separable – they are mutually dependent:

- As a largely absentee landlord, I absolutely required a responsible local contact or company to be my managers and eyes on the ground to protect the above interests. I've hired a local company, who employ Manhattan Beach residents to do this.
- We established reasonable rental rates, high enough to ensure high quality guests. My managers carefully vet guest's character and economics and insist they sign a detailed contract that binds them to our strict rules of behavior and occupancy. We insist on adhering to quiet hours, strictly limit the number of guests to fit the size of the unit, and require guests to use the designated space in the on-site parking garage. If someone didn't comply they would be required to leave immediately – although we have never had a problem with compliance – and I will add that *we have never had a complaint from anyone in the neighborhood or from my other (long term) tenants on-site about any of our short-term tenants.*
- Finally, I make it a point to come stay in the unit several times a year outside of my normal longer term winter stay. The purpose of these trips are three fold: to check on the condition and repair of the unit, to monitor the job my managers are doing, and finally, to check in with the neighbors to ensure that we are living in harmony.

Manhattan Beach is a community. A community is a diverse collection of not just residents (people who live there long term and may or may not own property), but also of businesses, visitors and workers. Your consideration on this issue should take all of these into account. There has been lot of negative comment and correspondence concerning TVUs, I'd like you to consider some of the positives that TVUs contribute to this community:

- TVUs provide a special and affordable alternative to the very limited experience of a hotel. Visitors in a TVU get to experience the sense of being in the neighborhood; my neighbors are awesome, they are helpful and welcoming and my guests are appreciative. I will remind all that not all of us can be so blessed as to be able to afford to live in this wonderful city by the sea. So many folks long to spend time by the sea, even if they can only afford to do so for a couple of weeks each year. My TVU provides that opportunity to many really good hard working people each year. Why should we prevent them from having the same quality experience that long termers get year around? I believe we should share our bounty with our guests.
- My visitors come from all over the State, the nation and increasingly from foreign countries. One of the most satisfying experiences I have nowadays during my time there is hearing the vast increase in foreign languages spoken while out on my run and walks along The Strand. Manhattan Beach has become known internationally and that is not just because we have a couple of hotels or motels. *These visitors bring diversity and improve the quality of our community.* Why limit their lodging options?
- TVUs expand the number of rooms and thus the amount of visitors to this community. I heard someone testify that if there were no TVUs that maybe "they could have *their* beach back." This beach is Public property and should be enjoyed by ALL; not just a few "fortunates" who live next door. I cannot tell you how many times in my life I've heard this beach referred to as "world class." As a marine biologist, I firmly believe it is a resource that should be shared by ALL – and that it should be OK for a few TVUs to help make that happen. What happened to our generosity and compassion?
- My visitors spend money in local business downtown. I provide information to my guests about a variety of my favorite spots. *I strongly urge you to commission an economic study of the value*

added to city business by TVU visitors as has been done by cities on Maui, Oahu, and elsewhere. The figures obtained are surprisingly astronomical.

- Income generated from TVUs goes to a myriad of other local vendors such as the MB landscaper I hired to redo my front yard this year, the MB resident who does my bookings, from painters, to dry cleaners, surf shops, yoga sessions and local masseuses. My interior walls feature work from local photographers and artists purchased at the Home Town Fair. These small businesses and local residents will suffer economically if you shut this down completely.

Finally I want to address some clear misunderstandings embedded in the proposed ordinances and to make some positive suggestions for more responsibly carrying out the messy process of democracy:

While the City may have technically followed the Public Notice guidelines, in reality the process has not been deliberative nor inclusive. As a property owner I expect to receive a notice with plenty of time to respond in such cases. I only learned about this process because my property manager heard something from someone else in the real estate business. That is unacceptable. In particular, for controversial issues I have learned after 35 years work as a public servant, that the best process and the fairest solutions are only those crafted carefully over time with considerable input from all affected parties. People need time to think through a problem, cool down, and work together to come up with workable solutions. Two quick, admittedly poorly noticed meetings smack of being “ramrodded” at best.... At worst - of something more akin to a dictatorship than a democracy.

My two cents: slow this process down and create a task force to look at the underlying issues to come up with a well thought out solution. I’ll even volunteer to actively participate in that process.

I have listened to the testimony from the June 2 meeting. I also have several years of exposure to this very same issue on the island of Oahu. In every case the issues are the same. Poor behavior by some visitors and property owners cause local residents varying types of discomfort and in some cases severe lifestyle stress – the result is a blanket condemnation of TVUs without a careful exam of the underlying cause. It seems very clear to me that the root of the problem is poor human behavior. But that can and has been successfully managed through careful legislation that is followed up by real enforcement. Rational thinking is the solution, not knee-jerk closures.

Successful TVU management by ordinance has been implemented in cities across the nation. I strongly request you consider examining these before taking further action. ***As an owner and operator, I want you to know that I support regulation and enforcement of TVUs.*** Common to these are the following:

- A permit system. It may or may not have a cap on the number of TVUs, but where it does, it has been based on some kind of density and market based research.
- The permit costs a substantial sum. This weeds out “marginal” operators and provides the basic economics of establishing an enforcement program. Those operating without a permit face very heavy fines. These are proven to work.
- The TVU regulations include restrictions and requirements dealing with noise, occupancy numbers per dwelling, parking, etc. and are linked to other city codes. They contain strict

penalties and stiff fines for non-compliance – these can include revocation of the TVU permit. They have inspectors and mandatory inspections.

- They may have public notice requirements for new TVU applicants that require and provide for neighborhood review and comment on permit applications.
- The TVU ordinances require substantial TOT on rent to be paid to the respective municipality (e.g., it is 9.5% on Oahu). This contributes to the tax base of the community and in some cases funds additional enforcement. Again, there are even stiffer fines for non-compliance with the TOT laws.
- In many cases, those with existing permits or a documented history of short rental are granted inclusion via some sort of grandfather clause. For example, it would be easy to provide some mechanism to allow those 57 permitted business permit holders to continue with short term rentals as a “test case” for some specified period of time. (Pertinent to this is that many of us have long time clients who return year after year and may have already booked one, two years or in some cases even longer periods in advance). Furthermore, this “grace period” will allow for a longer transition time to adjust to a potential new economic model – for retirees like myself who already have long term plan in place - this is a really important issue!

I reiterate: As a TVU owner and operator, I want you to know that I not only support regulation and enforcement, I encourage you to implement it in a fair and equitable manner *with costs borne by permit holders and their guests.*

In conclusion, I urge you:

- To deliberate, brainstorm, and to do so in as an inclusive manner as possible.
- To examine alternatives to thoroughly regulate this small but important part of our housing options and economy.
- To consider the full impact this proposed ordinance may have on the entire community of Manhattan Beach.

Yes, this is a city of residents and yes, it is so very much more. As a native son, I lament that I am not a year around resident. But I am a responsible property owner, a retiree on a fixed pension, a frequent visitor, a business owner, and a part time resident – a citizen with a rich MB heritage whose lifestyle and economic needs deserve just as much consideration in your deliberations of this ordinance as any other person who loves the quality of life in this wonderful city by the sea as I. Please take your time. Be inclusive and encourage open minds to collaborate, not hysterically but peacefully to devise a well thought out and fair solution to this issue.

Sincerely,

Dana J Seagars
10650 Lone Tree Drive
Anchorage, AK 99507
907-242-6388

Jason Masters

From: Corinna Cotsen <corinnacotsen@earthlink.net>
Sent: Tuesday, June 09, 2015 7:32 AM
To: Jason Masters
Subject: June 16 hearing

Jason,

Just heard that there is a meeting or a hearing June 16 on short term rentals, why the short notice? Had this just got on the agenda and why make it so difficult for homeowners to attend who do not live in the area when it is short notice?

I do not quite get it unless you are hoping to have no one attend with a short notice like this—I do not know. I have never attended one of these.

I am assuming the city is going to terminate short term rentals with this hearing and further legislation. Do home owners have any say or is it basically a done deal?

Corinna Cotsen

Jason Masters

From: Jennifer Samelson <jsamelson@verizon.net>
Sent: Monday, June 08, 2015 9:22 PM
To: Jason Masters
Subject: Commercial and Transient Uses in Residential Zones

Dear Mr. Masters,

Thanks you for the Public Meeting Courtesy Notice, which I was pleased to receive.

I feel fortunate that I found Manhattan Beach in 1983. It is a pleasure living here and I consider Manhattan Beach my hometown. I am not happy with every change and all of the development, but I recognize progress cannot be stopped, and it is something I must live with if I want to stay here, which I do.

Recently I have noticed more AirBnB rentals. At first I wasn't concerned and didn't have an opinion one way or another, but a few incidents that affected me and the realization of more vacation rentals in my area has caused me to have an opinion against short-term vacation rentals. Since Manhattan Beach is so close to the airport and a desirable location, I am concerned I will see more of those loud obnoxious renters I saw last week disturb my peace, and change my lovely neighborhood into party central, which it already is at times. In addition, I think more property owners may decide they too want to increase their income and convert their rentals. If this should happen, I may not know my neighbors or see the many familiar faces I see that make us a community. Most importantly, I live in a neighborhood where people make relationships that are personal and long lasting.

I believe the ordinances are in the best interest of Manhattan Beach. Our community welcomes people in many ways. Our beach is well visited as are our shopping areas. We are a destination for people who want to eat in our restaurants, shop in our stores and stay in our hotels. If our neighborhoods convert to non-residential zones, so many of us will find the cost of living here is greater than it is ;)

I hope our City Council will have the foresight to approve these Ordinances by recognizing we are a community of family and friends, who already have to cope with the massive construction disturbances, broken water piles, cracks in the walls, detours, cement trucks, jack hammers, big trucks, vanishing views, and you know what else comes with 2 floors below and 3 stories above. Not to mention, the demolition of beach cottages of the past.

Sincerely,
Jennifer Samelson

Jason Masters

From: Ian McLagan <ian@2400ocean.com>
Sent: Tuesday, June 09, 2015 6:22 PM
To: Jason Masters
Subject: Follow-up from Ian McLagan on Short-Tem Rentals (PLEASE DELETE EARLIER COPY DUE TO A TYPO)
Attachments: Palm Spring Ordinance.pdf

Jason;

I'm sure you're swamped so wanted to follow-up via email as unfortunately, I'll be in Waco, TX on business when the community meeting takes place next Tuesday.

First of all, I completely agree that some type of change is overdue given the unchecked proliferation of rentals in Manhattan Beach. However, I also see a world of difference between "flophouses" under AirBnB and responsible weekly vacation rentals where owners rent for a minimum of 7 nights.

I would be sorry to see a policy ban all rentals of less than 30 days and to do so seems completely arbitrary as I cannot see any statistical correlation between noise/ nuisance/ parking issues which this ban purports to be addressing and the need to ban 7, 14 or 21 day rentals and only allow rentals of 30 days or more.

Interestingly, we have a dedicated parking spot for rental guests and it goes vacant most of the year – many or even most of our renters (that average 4 – 6 weeks in length typically) fly in and don't rent a car while staying here. In other words, parking is not an issue stemming from Vacation Rentals – it is an issue stemming from when homes are turned into one bedroom rental apartments for separate adult entities. That is a separate issue and should not be conflated with the argument at hand.

Again, I completely agree that there is a higher probability of issues with rentals of less than one week and for this reason, most of the responsible owners that I know will not rent for less than 7 days. In fact, we almost exclusively rent for one month or longer but I would like at least preserve the right to rent for shorter terms of not less than a week in the future.

As a compromise, I look at what Palm Springs has enacted which both recognizes that Vacation Rentals are an important part of their community while also recognizing the need to closely monitor things and hold owners accountable:

- **Mandatory registration** for a Vacation Rental Certificate (with annual fee).
- **Mandatory prominent listing** of the Vacation Rental Certificate number on all advertisements to allow for quickly checking compliance.
- **Occupancy limits based on building size.**
- **Mandatory local availability of the vacation rental owner (or proxy)** to handle any complaints.
- **A dedicated 1-800 number** for any complaints.
- **Initial fine of \$250 for any problems**, escalating to \$500 and possible cancellation of the Vacation Rental Certificate with any complaints.

<http://www.ci.palm-springs.ca.us/government/departments/finance-treasury/vacation-rentals>

The provision demanding prominent listing of a Vacation Rental Certificate in all advertisements allows for fast and easy compliance assessment and an annual licensing fee of \$250 from each of the 200+ listings would generate \$50,000+ in annual revenue in addition to the TOT. This would more than cover the cost of a part-time staff person to manage any new Manhattan Beach listings and bring owners into compliance.

Manhattan Beach could even go further and add a 7 night minimum and possibly even minimum insurance requirements.

Let's not throw out the basket due to a few bad apples. What next steps should I be looking at given that I cannot attend on Tuesday?

Regards,
IM

Ian McLagan
2400 Ocean Drive
Manhattan Beach, CA 90266
t. 310.546.1069
m. 310.874.3468

Jason Masters

From: Burbank, Mike <Mike.Burbank@morganstanleypwm.com>
Sent: Monday, June 08, 2015 6:25 PM
To: Jason Masters
Subject: RE: June 16 hearing

We received the notice today in the mail - eight days does not feel like adequate notice. Our home rents for \$4200 to \$6500 per week - hardly the source of "noise, crime and traffic congestion" that your staff report highlighted. It seems to me that rentals under a week are the likely issue. Requiring a month for a rental seems pretty draconian

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

From: Jason Masters [jmasters@citymb.info]
Sent: Monday, June 08, 2015 09:12 PM Eastern Standard Time
To: Burbank, Mike (PWM)
Subject: RE: June 16 hearing

I'm sorry to hear that Mike. The Staff Report and Attachments will be available this Friday evening at this link:
<http://www.citymb.info/Home/Components/Calendar/Event/26291/35>

You can continue to provide public comments until the day of the meeting (6/16/15).

Jason Masters
Assistant Planner
P: (310) 802-5515
E: jmasters@citymb.info



From: Burbank, Mike [mailto:Mike.Burbank@morganstanleypwm.com]
Sent: Monday, June 08, 2015 5:58 PM
To: Jason Masters
Subject: RE: June 16 hearing

Thank you. We can't attend the hearing. This would be a major blow to us

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

From: Jason Masters [jmasters@citymb.info]
Sent: Monday, June 08, 2015 08:52 PM Eastern Standard Time
To: Burbank, Mike (PWM)
Cc: 'ROBERT REYES'; 'Matt pernice'
Subject: RE: June 16 hearing

Mike,
Thank you for providing your input, it is appreciated. I will make sure it is forwarded to the City Council for their consideration.
Take care,
Jason

Jason Masters
Assistant Planner
(310) 802-5515
jmasters@citymb.info
City of Manhattan Beach, CA

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

From: Burbank, Mike [<mailto:Mike.Burbank@morganstanleypwm.com>]
Sent: Monday, June 08, 2015 5:46 PM
To: Jason Masters
Cc: 'ROBERT REYES'; 'Matt pernice'
Subject: June 16 hearing

Jason,

Please pass this message along to the City Council.

My wife was born and raised in Manhattan Beach and graduated from Mira Costa. We currently live in San Francisco and own a town home in Manhattan Beach which we intend to retire to.

We love Manhattan Beach and the beach lifestyle. We use the house as much as we can ourselves and also make it available for short-term rentals of less than 29 days so that it is still available for our use while helping defray the expense of owning the home. If the City prohibits short-term rentals we will be forced to sell our property.

Adoption of this ordinance will hurt Manhattan Beach businesses, restaurants and real estate related professionals and depress the value of existing real estate.

We respectfully ask the Council to reconsider this ordinance.

Best Regards,

Mike Burbank and Cindy Roberts
98 Manhattan Avenue

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Jason Masters

From: James Smail <jskiwi@gmail.com>
Sent: Monday, June 08, 2015 6:13 PM
To: Jason Masters
Subject: Re: Draft resolution

Thanks Jason

My only other questions, will the new ban take effect immediately? Date?

If we appeal the June 2nd meeting will anything different happen, extend the proposed ban by 60 days?

And concern over guests that have already paid deposits or have made plans for upcoming holidays. I doubt they are going to be to happy.

On Mon, Jun 8, 2015 at 5:50 PM, Jason Masters <jmasters@citymb.info> wrote:

James,

Thank you for your input. I will make sure that it is included in the Staff Report for the City Councils consideration.

Please let me know if you have any questions or other concerns.

Jason

From: James Smail [<mailto:jskiwi@gmail.com>]
Sent: Monday, June 08, 2015 5:31 PM
To: Jason Masters
Subject: Re: Draft resolution

Sorry Jason, I have the wrong code stated for the trash cans

To whom it may concern,

It's great to see that the council recognizes that there are 57 legal short term rentals (STR's) currently operating, I manage one of them and pay the transient occupancy tax (TOT). It also shows that they have left all the other known STR's to operate without punishment. Now we get punished, and admit that you have let thousands of dollars in tax go.

Our rental was not notified of any hearings or meetings on the subject, but by the sounds of it my neighbors have. I have also been emailing with the planning department on the subject. Sorry I do not read the local newspapers and have had delivery stopped to lower our carbon footprint.

On the subject of parking, I totally agree. But the parking enforcement will not stop. ticket or tow the blocking of sidewalks or neighbors entries. They would rather follow the street sweeper around. If your house is blocked, call the police. There is plenty of illegally parked cars that are property

owners or renting, yet nothing is done about this.

On the subject of Goal LU-5: "Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses". How about cleaning up the neighborhood first. Trash cans left on the side of the road in plain view breaks municipal code (M.B.M.C. 5.24.030) but nothing happens. A hotel/ inn constantly dumps their cleaning water into the street, the road is bleached from the path the water, with all the chemicals, takes. Myself and several neighbors have sent complaints to the city and they still dump into our oceans, the city should be made accountable of this.

I live next to several full time rentals, one rental does not even live there, but shows up every morning to smoke marijuana all day. then leave. A past tenant shot a bullet through his wall which hit our house, yet still he still walk free.

As for the noise complaints, the owner of the property is meant to be held accountable according to the current STR guidelines and the "good neighbor brochure". Police and or the owner/manager should be called and the problem should be dealt with.

Most, if not all my rental clients are thoroughly screened and back ground checked, if they refuse they can stay somewhere else. If I hear a complaint from the neighbor I look into it. If they break my contract or the cities rules they are ejected. Although I stating this I have recently had some deceitful guests. Better back ground checks and management should be required.

The rules are already in place, enforce them.

Don't follow every other city and shut down a source of money for the City of Manhattan Beach. Lead and show us that you can.

On Mon, Jun 8, 2015 at 5:28 PM, James Smail <jskiwi@gmail.com> wrote:

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On Fri, May 8, 2015 at 1:45 PM, Jason Masters <jmasters@citymb.info> wrote:

James,

The Staff Report and Draft Resolution will be available this evening on our website on the bottom left where it says "Agenda":

<http://www.citymb.info/Home/Components/Calendar/Event/39743/35>

Please let me know if you have any questions, thank you.

Jason

From: James Smail [<mailto:jskiwi@gmail.com>]

Sent: Friday, May 08, 2015 9:53 AM

To: Jason Masters

Subject: Draft resolution

Hi Jason

Is there a staff report and draft resolution for the public hearing next week?

If so can you direct me to it.

--

Regards

James Smail

Jason Masters

Assistant Planner

P: [\(310\) 802-5515](tel:(310)802-5515)

Jason Masters

From: Burbank, Mike <Mike.Burbank@morganstanleypwm.com>
Sent: Monday, June 08, 2015 5:58 PM
To: Jason Masters
Subject: RE: June 16 hearing

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Subject: RE: June 16 hearing

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Take care,
Jason

Jason Masters
Assistant Planner
(310) 802-5515
jmasters@citymb.info
City of Manhattan Beach, CA

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

From: Burbank, Mike [<mailto:Mike.Burbank@morganstanleypwm.com>]
Sent: Monday, June 08, 2015 5:46 PM
To: Jason Masters
Cc: 'ROBERT REYES'; 'Matt pernice'
Subject: June 16 hearing

Jason,

Please pass this message along to the City Council.

My wife was born and raised in Manhattan Beach and graduated from Mira Costa. We currently live in San Francisco and own a town home in Manhattan Beach which we intend to retire to.

We love Manhattan Beach and the beach lifestyle. We use the house as much as we can ourselves and also make it available for short-term rentals of less than 29 days so that it is still available for our use while helping defray the expense of owning the home. If the City prohibits short-term rentals we will be forced to sell our property.

Adoption of this ordinance will hurt Manhattan Beach businesses, restaurants and real estate related professionals and depress the value of existing real estate.

We respectfully ask the Council to reconsider this ordinance.

Jason Masters

From: Burbank, Mike <Mike.Burbank@morganstanleypwm.com>
Sent: Monday, June 08, 2015 5:58 PM
To: Jason Masters
Subject: RE: June 16 hearing

Thank you. We can't attend the hearing. This would be a major blow to us

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

From: Jason Masters [jmasters@citymb.info]
Sent: Monday, June 08, 2015 08:52 PM Eastern Standard Time
To: Burbank, Mike (PWM)
Cc: 'ROBERT REYES'; 'Matt pernice'
Subject: RE: June 16 hearing

Mike,
Thank you for providing your input, it is appreciated. I will make sure it is forwarded to the City Council for their consideration.
Take care,
Jason

Jason Masters
Assistant Planner
(310) 802-5515
jmasters@citymb.info
City of Manhattan Beach, CA

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

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Best Regards,

Mike Burbank and Cindy Roberts
98 Manhattan Avenue

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Jason Masters

From: James Smail <jskiwi@gmail.com>
Sent: Monday, June 08, 2015 5:31 PM
To: Jason Masters
Subject: Re: Draft resolution

Sorry Jason, I have the wrong code stated for the trash cans

To whom it may concern,

It's great to see that the council recognizes that there are 57 legal short term rentals (STR's) currently operating, I manage one of them and pay the transient occupancy tax (TOT). It also shows that they have left all the other known STR's to operate without punishment. Now we get punished, and admit that you have let thousands of dollars in tax go.

Our rental was not notified of any hearings or meetings on the subject, but by the sounds of it my neighbors have. I have also been emailing with the planning department on the subject. Sorry I do not read the local newspapers and have had delivery stopped to lower our carbon footprint.

On the subject of parking, I totally agree. But the parking enforcement will not stop, ticket or tow the blocking of sidewalks or neighbors entries. They would rather follow the street sweeper around. If your house is blocked, call the police. There is plenty of illegally parked cars that are property owners or renting, yet nothing is done about this.

On the subject of Goal LU-5: "Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses". How about cleaning up the neighborhood first. Trash cans left on the side of the road in plan view breaks municipal code (M.B.M.C. 5.24.030) but nothing happens. A hotel/ inn constantly dumps their cleaning water into the street, the road is bleached from the path the water, with all the chemicals, takes. Myself and several neighbors have sent complaints to the city and they still dump into our oceans, the city should be made accountable of this.

I live next to several full time rentals, one rental does not even live there, but shows up every morning to smoke marijuana all day. then leave. A past tenant shot a bullet through his wall which hit our house, yet still he still walk free.

As for the noise complaints, the owner of the property is meant to be held accountable according to the current STR guidelines and the "good neighbor brochure". Police and or the owner/manager should be called and the problem should be dealt with.

Most, if not all my rental clients are thoroughly screened and back ground checked, if they refuse they can stay somewhere else. If I hear a complaint from the neighbor I look into it. If they break my contract or the cities rules they are ejected. Although I stating this I have recently had some deceitful guests. Better back ground checks and management should be required.

The rules are already in place, enforce them.

Don't follow every other city and shut down a source of money for the City of Manhattan Beach. Lead and show us that you can.

On Mon, Jun 8, 2015 at 5:28 PM, James Smail <jskiwi@gmail.com> wrote:
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On Fri, May 8, 2015 at 1:45 PM, Jason Masters <jmasters@citymb.info> wrote:

James,

The Staff Report and Draft Resolution will be available this evening on our website on the bottom left where it says "Agenda":

<http://www.citymb.info/Home/Components/Calendar/Event/39743/35>

Please let me know if you have any questions, thank you.

Jason

From: James Small [mailto:jskiwi@gmail.com]

Sent: Friday, May 08, 2015 9:53 AM

To: Jason Masters

Subject: Draft resolution

Hi Jason

Is there a staff report and draft resolution for the public hearing next week?

If so can you direct me to it.

--

Regards

James Smail

Jason Masters

From: Melanie Petri <melly010@me.com>
Sent: Monday, June 08, 2015 4:43 PM
To: Jason Masters
Subject: short term rentals in MB

Hello, I just received the letter about prohibiting short term rentals and I could not be happier. We have had numerous incidences with regards to VRBO and AirBnB homes next to us and across from us with people parking us in, having loud parties and being generally discourteous.

I won't be able to attend the hearing but I am in full support of banning short term rentals in MB. If there is any type of petition or signature needed, please let me know.

Melanie Petri
199 Shell St.
Manhattan Beach, CA 90266
213-454-8543
melly010@mac.com

Jason Masters

From: Kate Nelson <kate.nelson@verizon.net>
Sent: Monday, June 08, 2015 3:59 PM
To: Jason Masters
Subject: Short-Term Vacation Rental Ordinances

Jason Masters
Community Development Department
1400 Highland Ave
MB

June 8, 2015

Dear Mr. Masters,

We know that the City Council has introduced two ordinances to prohibit property owners from offering short term rentals of less than thirty days in the City. Working with the same management company for 15 years, we have provided short term rentals for our house at 216 4th Street. We are registered with the City and have paid the required 10% occupancy tax and all other current City regulations. We have not had a single problem with guests in all these years. A substantial number of our short term tenants are repeat clients. All of our guests are here for the climate, the beach, the restaurants and shopping-- They reflect the general population of Manhattan Beach.

As longtime residents of MB (here since 1972) who also served as teachers and administrators at Mira Costa for a combined 40 years, we are well acquainted with regulations that result from infractions by a few that affect the many. We would hope that the City wouldn't fall into this reactive trap--mollifying a few loud people who have been disturbed by wild weekend parties. Aren't there sufficient City regulations to control those parties without eliminating a source of personal and City income for the vast majority of law abiding owners and tenants?

Sincerely,

Kate Nelson
Jim Ruderman
216 4th Street
Manhattan Beach
Ca. 90266
310 372-7276

Jason Masters

From: Ashleigh and Michael Schaedel <ashandmike@msn.com>
Sent: Sunday, June 07, 2015 4:10 PM
To: Jason Masters
Subject: FW: Short term rental questions

Jason,

Given that so many landlords are engaging in short term rentals without a permit, aggressive enforcement of the complete ban is important to stop the practice. It seems that both the landlords and the short term renters should be subject to fines. The landlords should be subject to increasing fines with each repeated obligation, and for each time a neighbor calls the police to complain about a property and the police determine that the occupants are short-term renters, every adult illegally occupying the property should be fined (something significant like \$1,000 each). Authorizing the police to fine the short-term renters not only acts as a deterrent but, for those who rent for the weekend anyway, it encourages them to be quiet and discreet to avoid the neighbors' calls to the police.

Best,
Ashleigh Danker

From: ashandmike@msn.com
To: jmasters@citymb.info
Subject: Short term rental questions
Date: Fri, 5 Jun 2015 11:29:05 -0700

Jason,

Per our conversation, if the proposed ban on short term rentals is approved by the City Council, what should the neighbors do to report apparent violations (both during business hours and after business hours)? What enforcement action will occur after a violation is reported and confirmed?

Best,
Ashleigh Danker

Jason Masters

From: Ashleigh Danker <ashandmike@msn.com>
Sent: Friday, June 05, 2015 11:29 AM
To: Jason Masters
Subject: Short term rental questions

Jason,

Per our conversation, if the proposed ban on short term rentals is approved by the City Council, what should the neighbors do to report apparent violations (both during business hours and after business hours)? What enforcement action will occur after a violation is reported and confirmed?

Best,
Ashleigh Danker

Jason Masters

From: Carol Perrin <cplaw28@gmail.com>
Sent: Tuesday, June 02, 2015 6:45 PM
To: List - City Council; List - Planning Commission; City Manager; Jason Masters
Subject: Short Term Rentals

Dear all,

It has come to my attention that the Manhattan Beach City Council is holding a meeting this evening regarding short term vacation rentals. Since I am unable to attend, I am sending this email for your consideration.

The residential community of Manhattan Beach is very interested in, and the most impacted by short term vacation rentals, which are what the majority of short term rentals in a beach community are for. As would be expected, people on vacation often act very differently and treat the community they are vacationing in, different than they would act in their own full time neighborhoods. It is typical for people on vacation to party more, be louder, drink more, have more people staying in a residence, than would occur within a long term rental. Vacation behavior of many young people who often chip in for a vacation rental, is not inconsistent with having safe, clean, crime free, quiet, and peaceful residential areas for families, which is what Manhattan Beach primarily consists of.

I have also been advised that you are specifically considering allowing residential landlords to rent out their places for short term rentals, for a limited number of times per year. Such a limitation would appear unenforceable and would serve no purpose. If short term rentals are legal, then how do you spot illegal short term rentals if someone rents out their place more than the allotted number of times? Manhattan Beach does not have the resources or the personnel for that type of policing, and who would want that?

Many communities have zoning that prohibits short term rentals, including our neighbor Hermosa Beach, which already has serious problems with the issues identified above, and clearly does not want to exacerbate those problems. Since Manhattan Beach currently does not permit short term rentals, nothing should change. The cost of the resources to Manhattan Beach necessary to deal with the issues that will result from having short term rentals will vastly overshadow the benefits, if there are any, of changing this zoning prohibition.

Thank you for your consideration,

Carol Perrin
312 17th Street
Manhattan Beach, Ca. 90266
310-948-3414

--

Carol Perrin
cplaw28@gmail.com

Jason Masters

From: les Hribar <leshribar@gmail.com>
Sent: Tuesday, June 02, 2015 10:48 AM
To: Jason Masters
Subject: vacation rentals

Hi Jason,

Please consider the following comments at your meeting tonight

Benefits of Vacation rentals

Most vacation rentals come with their families from out of town and eat out almost every night at the local restaurants and shop at the local stores

Most of the demand is in the summer

It is a source of revenue for Manhattan Beach

Concern:

I have a license with the city of Manhattan Beach for vacation rentals and have already have signed contracts, have received their rent with renters many places including Europe during the rest of this year. They have already purchased their airline tickets and have a signed contractual agreement. If you adopt a change than please honor the existing signed agreements.

Best Regards
les hribar
resident of MB
310-721-6000