

## **Minutes for SBRA Board Meeting – April 27, 2023**

- The meeting was held in person at Melissa Spagnuolo's residence. The meeting was called to order at 7:15 pm.
- Attendees
  - Elyse Arbour
  - Lauren Cole
  - Marylin Krell
  - Alisa Morgenthaler
  - Melissa Spagnuolo
  - Laurel Davidson (Advisory Board)
  - Barbara Roll (Advisory Board)
  - Pam Taylor (Advisory Board)
- Treasurer's Report
  - The bank account balance is \$5,360.75. We received one dues payment this month. We are going to mail out dues statements with envelopes for members who have paid dues in the last several years.
- BCC Meeting on 4/12/23 – Barbara gave a detailed report. Highlights include:
  - A cleanup was held at a few locations around Brentwood.
  - CD11 has set up a resilience fund to help landlords and restaurants get funding from COVID-related issues such as not being able to collect tenant rents
  - CD11 is helping to work on an ordinance to restrict the ability to store personal property in public places
  - The "Seechange" Institute is looking for input on a public memorial for COVID losses.
  - BCC Anniversary – October 5 event.
  - Metro Mural at the VA Purple Line stop – Metro is doing outreach to address veteran's concerns that the previous artist selected for the station's artwork had a history that was not supportive of veterans, to ensure that new art selected will not have these issues.
  - Professional Dogwalker Ad Hoc committee is still working on its recommendations.
  - BCC website – new URL is [bcc90049.org](http://bcc90049.org); the artwork on website has been adjusted slightly to reflect SBRA's input that South Brentwood was not well featured on it.
  - Transportation Advisor – Lauren Cole has agreed to take on this position.
  - Land Use – a new 24-story project is under development for 11701 Wilshire (NE corner of Wilshire/Barrington).
  - Brentwood Student Citizen Awards will be presented at the BCC meeting in May. A Brentwood Science Magnet School Service day will be held on April 29.
  - Public Safety - Councilwoman Traci Park introduced a motion at the City Council for LAPD to develop protocols on how to deal with the new dangerous fentanyl/tranq drug combo.
  - STAP (Sidewalks and Transit Amenities) – the City of LA is creating new bus shelters, some of which will be supported by digital ads. Carolyn Jordan at the BCC is sending Lauren a list of proposed locations on Wilshire that she will review. In a previous STAP meeting, LA Metro stated that the brightness of any displays would be adjusted so that it is not overly bright, especially at night.

- Trash cleanup – we discussed that SBRA could select a few sites and a day to organize a cleanup event for South Brentwood.
- The BCC chose not to take a position on some proposed WRAC resolutions about the Rent Stabilization Ordinance.
- Community Plan – BCC supported a resolution to get stakeholder input into any community plans.
- Barry Building – Lauren and Marylin were on a BCC LUC call in which representatives of the Barry Building's owner (Charlie Munger) reviewed the EIR to demolish the building. SBRA has previously supported the demolition in a letter to the City Planning Dept. The BCC LUC Committee decided not to take a position because there was not a consensus among the Board.
- AGM report – Lauren gave an update.
  - The meeting is scheduled for Thursday, October 19 via Zoom
  - Speakers
    - Similar to last year with ~10-15 min/speaker including Q&A. This will allow for about 6 speakers –Alisa and others are in the process of inviting speakers to see who we can get. Target speakers are Karen Bass, Brad Sherman, Traci Park, Jacqui Irwin, Lindsey Horvath, Ben Allen, and someone who can address earthquake safety.
    - The meeting will not have an overall theme, but the AGM committee will suggest topics for each speaker to cover.
    - The discussion of earthquake safety will focus more on building codes for condos and rental properties than tips on how much food and water to keep on hand. Lauren got the name of a possible speaker from Tricia Keane who oversees the LA City Housing Dept. The speaker is Bryan Kirkness, a chief inspector for this department.
    - Advertising – Advertisers will be approached starting in July with a goal of having ads in by end of September. At the May Board meeting we will ask each Board member to think of three potential advertisers from businesses they frequent in and around Brentwood who are not currently advertisers, with the goal to see if they can get one new advertiser. In June, each Board member will be asked what business they plan to approach.
    - Revenue shortfall – We discussed how to get dues envelopes to each SBRA member so that we can get more people to pay dues. With in person meetings many of these payments are made at the meeting but collections were a problem last year when we were on Zoom. We have also switched to an e-newsletter format instead of a printed newsletter. Elyse suggested that she can help by delivering envelopes to individual houses along with information about the meeting.
- Transportation - Sepulveda Transit Corridor
  - Line will be either a subway (aka heavy rail) or a monorail through the Sepulveda Pass, running from the Orange line/Metro Link station in the Valley to the Expo Line during the first phase. Eventually, the line will run to LAX. Phase 1 is targeted for completion in 2033-2035 and Phase 2 to LAX is targeted for completion in 2054-55.
  - LA Metro is currently evaluating 6 alternatives for this line. They are at an Environmental Review step in between Scoping (completed) and DEIR (the next step).

Five of the alternatives stop at Sepulveda/Exposition and one at Bundy/Exposition so it seems more likely that the line will go to Sepulveda/Exposition.

- Three alternatives are monorails and three are heavy rail but only the heavy rail lines will stop on the UCLA campus. As public comment at Metro meetings seems overwhelmingly to support a stop on campus, it seems likely that heavy rail will be selected. Monorail would require a bus or tram system from Lot 32 (Gayley/Wilshire) to campus. The Getty would only have a stop if a monorail is selected.
- Heavy rail would stay east of the 405 and would not cross the 405. The line would be very deep, below the mountains.
- Transportation – Farmers Market Parking on the North side of San Vicente
  - At the last quarterly LADOT-CD11 – Brentwood meeting it was suggested that parking be allowed on the north side of San Vicente between Gretna Green and Carmelina to allow for parking during the Farmers Market. This very long block has a no parking 7 am – 7 pm restriction every day and many people park there and getting ticketed on Sundays during the Farmers Market. The restrictions have been in place for decades and LADOT doesn't know why they are in place.
  - Lauren introduced a resolution which provided as set forth below. The motion was introduced by Alisa and seconded by Elyse, and it was approved.
    - SBRA supports removing the current daily no parking restrictions (7 am to 7 pm) on the north side of San Vicente between Carmelina and Gretna Green. We will contact the property owners on the block requesting their support to remove the parking restrictions.
  - Lauren will take the above resolution to the BCC and then will reach out to the residents of both buildings to see if they will support removing the parking restrictions. There are two large apartment buildings and approximately 10 single family residences on this section. Per LADOT guidelines a majority of residents on that block must approve removal of the restrictions [subsequent to the meeting Lauren was told it was 50% of residences and at least 2/3 of the area of the block but is still trying to ascertain whether this is based on ~12 structures or on the number of residents. The owner of the apartment buildings decides, not the renters.]
- Transportation – left turn pockets at Darlington/San Vicente
  - Lauren introduced a resolution which provided as set forth below. The motion was introduced by Alisa and seconded by Elyse, and it was approved.
    - SBRA will send a letter to CD11 and LADOT which states that it supports adding left turn pockets on San Vicente at Darlington for drivers making left or U-turns at this intersection. The current configuration without left turn pockets causes continual back-ups on San Vicente and creates a dangerous situation for drivers who are trying to get past this intersection without colliding with left-turning cars stopped on San Vicente and for pedestrians who are less visible to drivers trying to maneuver around the backup.
  - The idea was to send the motion to show that the community supports cutting into the San Vicente median. The coral trees on the median are protected, but the left turn lanes can be cut without damaging any coral trees since the ones that would have interfered

with the median have died. [Subsequent to the meeting, a representative from CD11 reported that these left turn pockets have already been incorporated into CD11's budget request so we do not need to send a letter of support.]

- Earth Day – Barbara reported on the Earth Day celebration which was sponsored by the BCC and SBRA and took place at the Barrington Rec Center. About 40-50 people planted flowers, participated in a Chalk Festival, checked out pet adoptions, and got to know their neighbors.
- Possible grant application – Barbara raised the idea of asking CD11 for a grant to help fund SBRA's AGM. After discussion we decided that this was not necessary since we have sufficient funds and we thought that grants from CD11 could be spent on larger items like left turn pockets at Darlington/San Vicente.
- Possible Chalk Festival – Barbara suggested sponsoring another Chalk Festival which everyone supported. She will follow up and recommend when it should take place and other specifics.
- Short term rentals – Alisa discussed that although the City enacted regulations on the maximum number of days a year that each property can host short-term rentals and other requirements, the regulations are not being enforced because there is not money in the City budget for enforcement. SBRA has been asked by four neighborhood associations (making up the Preserve LA Neighborhoods Steering Committee) to be a signatory with numerous other neighborhood associations on a letter to Mayor Karen Bass and the LA City Council requesting that they put into the budget monies to enforce the City's regulations on short term rentals. Alisa circulated a draft of the letter to the Board.
  - Alisa introduced a resolution for SBRA to be a signatory to such letter or to draft its own letter if the other letter has gone out, and the Board approved the resolution.  
[Subsequent to the meeting, Alisa arranged SBRA to be a signatory on the attached final letter dated 4/27/23, which was signed by 23 neighborhood associations. A copy of the final letter is attached.]
- Meeting Dates – Lauren suggested that we change the meetings from the third Thursday of each month to the fourth Thursday since many business groups pick the third Thursday to host their monthly meetings, which creates a lot of scheduling conflicts. The second Thursday would make SBRA's meeting the same week as the BCC meeting. The Board approved changing SBRA Board meetings to the fourth Thursday of each month beginning with the May meeting.
- SBRA Outreach – Marilyn and Lauren will spearhead an effort to get new SBRA Advisory Board members as was done some years ago. All members will be interviewed, and the goal will be to bring them on board by the October AGM.

The meeting was adjourned at 9 pm.



April 27, 2023

The Honorable Karen Bass  
Los Angeles City Mayor

Los Angeles City Council

Dear Mayor Bass and Councilmembers,

Preserve LA Neighborhoods is a coalition of Los Angeles neighborhoods. We represent thousands of households in Los Angeles neighborhoods affected by short-term rentals, and we want you to know that effective enforcement of the current Home Sharing Ordinance (HSO) (LAMC Ordinance No. 185 931) is a very high priority for us as it should be for the City as a whole. We urge you to pay careful attention to enforcement reform and to allocate sufficient funds for such activities in your budget.

The short-term rental oversight and enforcement program is currently underfunded and understaffed and the budget needs to be raised by an order of magnitude. We are asking you to address this shortfall during the current budget process. When the Planning Department, as directed by the City Council, presents their upcoming report on how to improve enforcement, we want you to ensure that the departments have the resources necessary to implement any and all improvements.

We believe that in the current environment, short-term rental enforcement can be self-funding. The ordinance provides for significant fines for non-compliance, and revenue from these fines could be substantial.

A study published in October of 2022 (attached) by the Urban Politics and Governance Research Group, School of Urban Planning at McGill University, found that 45% of short-term rentals in Los Angeles are non-compliant or illegal, many of them concentrated in our neighborhoods. For neighborhoods, they bring crime, quality of life and public safety issues.

In the City, they take valuable housing off the long-term market, and increase rents and home prices significantly. Some of these ghost hotels and other short-term rentals offer rent-stabilized properties, which are prohibited from short-term rent by the HSO but in reality, operate freely. The McGill study also asserts that short-term rentals were removing 7,300 housing units from Los Angeles' long-term rental market prior to the pandemic.

According to the most recent count, there are at least 40,000 unhoused human beings living in our city. Effectively enforcing the short-term rental marketplace is a cost-effective way to add long-term housing to the market. This is a City priority.

Gone are the days when a few mom-and-pop short-term rentals allowed travelers the experience of living like locals. Even calling it “home sharing” paints an inaccurate picture. The vast majority of short-term rental listings are for whole-house or unit rentals, and investors often own multiple short-term rental properties. Short-term rentals are now a huge industry, and their proliferation has become a problem for cities all over the world.

Unregulated commercial interests bypass City oversight and avoid paying taxes. The large-scale conversion of housing units into short-term rentals undermines a neighborhood’s social organization and natural ability to counteract and discourage crime and create other public safety impacts.

Enforcing the short-term rental ordinance as written, would free up thousands of needed units of housing. Achieving this will not be possible without commensurate budgetary allocations. We implore you to plan generously for this.

We appreciate your consideration and would very much welcome the opportunity to discuss this issue with you.

Respectfully submitted,

Preserve LA Neighborhoods Steering Committee

Christina Binkley  
The Oaks Neighborhood Association

Ellen Evans  
Doheny Sunset Plaza Neighborhood Association

Alexa Iles  
Hollywood Dell Civic Association

Barbara Nichols  
Benedict Canyon Association

On behalf of the following:

Bel Air Association  
Bel Air Hills Association  
Benedict Canyon Association  
Beverly Wilshire Homes Association  
Century Glen Neighborhood Association  
Doheny Sunset Plaza Neighborhood Association  
The Federation of Hillside and Canyon Associations, Inc.  
Hollywood Dell Civic Association  
Hollywood Heights Association

Hollywoodland Homeowners Association  
Laurel Canyon Association  
Los Feliz Improvement Association  
Miracle Mile Residential Association  
Nichols Canyon Neighborhood Association  
The Oaks Neighborhood Association  
Outpost Neighborhood Association  
Park La Brea Residents Association  
Sherman Oaks Homeowners Association  
South Brentwood Residents Association  
Westwood Hills Property Owners Association  
Westwood South of Santa Monica Blvd. Homeowner's Association  
Westwood Homeowners Association  
Whitley Heights Civic Association

cc: Vince Bertoni, Director of Planning  
Lisa Webber, Deputy Director of Project Planning  
Joann Lim, City Planner  
Hydee Feldstein-Soto, City Attorney  
Mashael Majid, Planning and Community Development Director, Council District 4  
Dylan Sittig, Senior Planning Deputy, Council District 5  
Rachel Freeman, Deputy Mayor

Enclosures (3):

*The economic impacts of short-term rentals in Los Angeles*, David Wachsmuth  
*Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics?* Laiyang Ke, Daniel T. O'Brien, and Babak Heydari  
*The economic costs and benefits of Airbnb: No reason for local policymakers to let Airbnb bypass tax or regulatory obligations.* Josh Bivens