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Sent: Monday, January 15, 2024 4:46 PM
To: CityClerk <CityClerk@longbeach.gov>; Council District 5 <District5@longbeach.gov>
Subject: Short-Term Rental Ordinance

-EXTERNAL-

As a homeowners and taxpayers in Long Beach's District 5 (one of us for nearly 40 years!) we have a vested interest in the successful governance of the City of Long Beach and the welfare of all who live here.

We have seen how the Short-Term Rental Ordinance has brought increased parking issues and unwelcome changes related to transient renters to the neighborhood. Short-Term Rentals have also encouraged some to treat these homes as a 'cheap hotel' alternative with no regard for those around them.

We have seen buyers now purchasing homes and maxing them out, including putting flexible living spaces in the garage, so they can rent them out as Short-Term Rentals with a larger capacity than other homes in this neighborhood.

This essentially 'invites a crowd': a four-bedroom rental allows for 10 people – and many cars. This revolving group of unknown people creates unintended consequences on the neighbors / infrastructure. Lax oversight and regulations have resulted in hourly rentals and a shooting – yet another unintended consequence.

While it is easy to get a permit for STRs, there are a number in this neighborhood that are NOT licensed. The responsibilities for reporting and handling problems are a burden on neighboring homeowners – NOT on the owner of the Short-Term Rental, as would logically make sense. (This is particularly a problem with STR owners who have deliberately shielded themselves by LLCs.)

There appears to be no plan or controls in place to monitor and gather data, nor to respond and report back regarding problems brought to the City's attention through the voicemail message line.

Where is the City's oversight on this?

We hope you will consider this common-sense, 3-prong compromise solution, as follows:

- 1) Requiring the homeowner to live onsite and be responsible for their renter. This is critical.***
- 2) Tightening regulations for Short-Term Rentals and putting responsibility for adhering to them squarely back on the STR owner***
- 3) Assigning adequate City of Long Beach staff who are responsible for oversight / investigation, and accountable to constituents for monitoring adherence to the regulations.***

We all want to be good neighbors, and to help keep Long Beach's neighborhoods a safe place to live. We will be watching how our elected officials respond to this critical quality-of-life issue.

Thank you for your consideration.

Laura Gresham and Paul O'Mara