

From: Richard Noyer
Sent: Monday, March 22, 2021 11:22 AM
Subject: Re: Request for Minimum 30 day Rental Restriction Exception for Senior Owner Occupied Homes

Dear Calabasas City Council Members and City Manager:

I am a disabled senior and have owned and occupied my home at 26065 Adamor Road, Calabasas, for over 35 years. I raised 4 children here. During this time I participated in the City hood drive working robocall machines, I raised the money for and had installed the school sign at Lupin Hill Elementary, I created the Family Pledge Program at Lupin Hill which has raised in excess of over \$150,000, and I was a key participant in negotiating the resolution of the resident nuisance lawsuit against Agoura Pony Baseball at Lupin Hill. Although I am primarily retired, I did have a small business which was wiped out by the covid pandemic which has caused me severe financial hardship. I also have a severely mentally disabled son whom I must assist financially.

In October of 2020, in order to try to create a new source of income I attempted to rent part of my home. I placed ads for approximately 3 months but because of the pandemic could not find a financially qualified long term tenant in over 35 attempts. Most had no verifiable income or wanted to rent short term. Moreover, due to the moratorium on evictions I could not risk a non qualified candidate. Consequently, it was suggested to me to consider renting on air b and b, which is very low risk because of, among other things, its prescreening, upfront prepayment requirements and guarantees, damage insurance and no eviction requirement. I am aware of the 30 day minimum rental restriction and have attempted to comply, and have luckily complied for the first rental, but the restriction will severely limit my income potential as rentals for more than 30 days are highly uncommon; one week to two week rentals being the norm. I have had to turn down many requests for rentals.

My home is designed for occupancy for at least 6 people and has 2250 square feet of space and 12,000 sqft. lot. I live alone. My rental allows for a maximum of two guests only and I allow pets. I don't allow events or parties of any kind and it is very quiet and I provide off street parking. I am always onsite and occupy my home continuously as my residence and intend to permanently do so. I do not compete with other hotels as they do not accommodate pets, nor do they have kitchen use. I am of course willing to pay any city tax which may be reasonably required. I desperately need the added income to assist my disabled son and supplement my own social security income. I am disabled and do not have other suitable options for income generation to the level to help my needs. I put most of my savings into creating the rental unit to start a new business I could sustain.

Moreover, many residents, especially during the covid pandemic, operate various types of sundry businesses at their residences, such as construction companies, real estate, financial and accounting service companies, painting companies, food service, music, and a myriad of others, which potentially, and does, create more residential noise, trash, street parking use and traffic than occurs under a properly regulated short term rental. The City should properly balance the needs of landowners to enjoy the benefits of their property with those of the neighborhood to be free of unreasonable disruption of the peace. Placing a restriction on short term rentals requiring owner occupancy and supervision, in addition to a prohibition against events or parties, is a far less intrusive means to accomplish the balancing of these public policy goals without resorting to the current draconian ban on all short term

rentals that unduly restricts owner rights. There does not seem to be a rational basis for allowing many other commercial businesses to operate in a residential neighborhood while singling out one for unreasonable restriction. At the least, a trial period should be allowed with the new restrictions to determine if the current outright ban should remain or a less restrictive one be made permanent.

I contacted Mayor Bozajian, he was favorable and he suggested that I contact the council in the hopes of persuading two other council members to consider adding a narrow exception to the municipal code for senior owner occupied homes given the changed circumstances caused by the pandemic and economic crisis caused.

Lastly, the state has mandated that affordable housing be added and this provides an affordable way for low income travelers to access to the beauty and recreational facilities of hiking, biking and open space that Calabasas offers without overtaxing our municipal resources or requiring new construction. Please consider adding a narrow exception to the minimum 30 day rental rule.

Thank you for your consideration and any assistance you can provide.

Richard Noyer
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