

July 18, 2015

Letter: Before Acting, Consider Unintended Consequences

I SUPPORT SHORT TERM RENTALS Files 14-135 and 14-0539

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

XXX



Betty Brokaw
9170 Thrasher Avenue
Los Angeles, CA. 90069-1129

BK
CITY CLERK
DEPUTY

CITY CLERK

2015 AUG 25 AM 7:57

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Sincerely,

XXX


Marie Brownstein
1348 Morningside Way

Venice, Ca. 90291

July 18, 2015

Letter: Smart Regulation, Not a Reactionary Approach

I SUPPORT SHORT TERM RENTALS Files 14-135 and 14-0539

Honorable Councilmembers:

I am a property manager in West LA, managing more than 300 units. My company uses vacation rental services for some of our properties to help residents rent out their space when they are away on vacation, or find guests to share their rooms when they are home.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

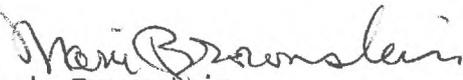
I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. Our company, for instance, follows a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. Our staff provides a tour of the unit, apartment and/or home to guests; we serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

XXX


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1348 Morningside Way
Los Angeles, Ca. 90291

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Respectfully,

XXX


Juliette Brokaw
9170 Thrasher Avenue
Los Angeles,
C. 90069-1129

I Welcome Smart Regulation - I Support Short Term Rentals - Please add to council files: 14-135 and 14-0539

August 21, 2015

Honorable Councilmembers:

I began my vacation rental management company six years ago with my own home. I traveled frequently for work and viewed renting out my home as an opportunity to make extra money for improvements I wanted to make around the house. I enlisted the help of my neighbor to be available if my houseguests needed anything while I was away, so my guests could be greeted and know that there was a friendly face just across the street if they needed anything. The funds I made in those early days allowed me to make home improvements that, at the time I couldn't otherwise afford.

Today I am a property manager assisting other owners and managing more than 20 homes throughout LA County including the City of LA. These owners care about their neighbors and neighborhood and choose to hire a management company to be that friendly helpful face for their guests and their neighbors day or night while they're in town.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and provide clear direction to owners and property managers alike who are providing housing for short term guests. There are situations – such as buildings covered under the RSO – that I believe don't make sense as short-term rentals. But I don't agree with implementing policy that would blanketly curtail this valuable, job-creating business, which has existed in harmony within our neighborhoods for decades.

No doubt, there are situations where absent owners rent to loud and inconsiderate guests partying in quiet neighborhoods, however I would say that this is the exception, and not the rule. In my experience, out-of-town visitors and their families are a part of the fabric of our vibrant neighborhoods, considerate people enjoying the lifestyle and community that living in a home provides.

Our company has many protocols in place to ensure that our owners, guests and neighbors have a responsive team in place to handle their needs. Our team greets our guests, provides a tour of the home, shares any noise or neighborhood restrictions and provides recommendations for local eateries or activities. We serve as an emergency contact, available by phone at all hours of the day and night; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by each owner's guests.

For their part, our owners have a variety of reasons they've selected a short term guest rather than a long term renter; here are a few-

Tracy's mother passed away, leaving to her daughter the childhood home where Tracy grew up and comes to each summer with her family from Georgia. Keeping her family home and summer tradition is very important to Tracy, and choosing short term rental guests so she could still visit her home while having a local management company made sense for her.

Sherry and her family had not had a family vacation in years as they lacked the funds to do so. She made her home a short term rental over the summer and had the opportunity to have travel expenses paid while the family made a trip to her husband's native country to see family.

I Welcome Smart Regulation - I Support Short Term Rentals - Please add to council files: 14-135 and 14-0539

Jim and his family purchased a summer home but still wanted to be able to spend time at their primary residence. Sharing their home with guests while they lived elsewhere was ideal and allowed them to return to their home when they wanted.

In all these cases, the **owners want someone to care for their property, help their guests and make sure there is a local contact so that neighbors have someone to call in case of any issue.** By hiring a management company, they make sure that applicable taxes are paid to their municipalities, their guests are signing guest agreements as to how they will behave and treat the home, providing ID, being screened and being advised on what it means to be a good neighbor while in town.

Like many property owners and property managers, I fully support the idea of regulating the short-term rental business. **All of us want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance,** and ensures the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Springs and Palm Desert. Having regulation in place can give cities the tools they need to weed out the owners or managers who are "bad apples", extreme cases of poor property management that highlight when short term rentals don't work.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on the limited evidence focused on the situations where poor management has resulted in neighbors rightly frustrated and upset by inconsiderate short term guests. **Happy neighbors don't usually have a reason to come to city hall to laud the owner next door who's guests are quietly enjoying their neighbor's home.** The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. I would like to work together toward a regulatory solution that protects neighborhoods while leaving our business and our jobs intact.

Respectfully,

Helena Delu-Cooley
Vacation Living LLC

Peter Katrin

1:02 AM (13 hours ago)

Dear Paul,

It is with pleasure that I write you some words explaining why we preferred a short term rental / vacation home.

In summer 2013 we came for vacation to California to revive once more our memories from when we lived in San Francisco. We started in LA, at your place, and then moved on to Sequoia-, Kings-, and Yosemite National parks. After that to Lake Tahoe, Napa Valley, and finally we ended in San Francisco. Not only in LA we rented a short term rental / vacation home, but also in Lake Tahoe and in San Francisco.

For us there are a several reasons to choose a short term rental:

- the main reason: hotels are often horror for kids. They are restricted to one small room. To eat one has always to go to a restaurant (another pain for the kids if they have to sit a long time). In a rental home you can prepare to eat yourself and it is also cheaper. There is more space and you don't sit on top of each other.
- you are located in the neighborhoods and not in one of the business districts of the city.
- we prefer the ambiance of a house or apartment over "sterile" hotel rooms, that basically look all the same.
- the costs are lower

I hope this helps. Would be a pity if one could not rent vacation home in the future anymore!

Thank you Paul and Daisy for your New Year greetings!! We hope as well that you have a great 2015, especially with the wedding of your daughter!

Attached we send you greetings from our ski vacation in Klosters (close to Davos) two weeks ago.

Sandra Fillebrown

Mar 15 (1 day ago)

Hi,

We visited LA for a family member's wedding. I was going to come alone, but when I found a reasonable short-term rental I decided to bring my 2 adult sons and their wives. Separate hotel rooms for everyone would have been very expensive. We then decided to extend our stay beyond just the wedding weekend, since with the short-term rental it was very little additional expense. The relaxed atmosphere of staying in a home and having lots of space gave us the opportunity to visit with each other making it a very nice family vacation. We visited some of the nearby attractions during the day separately (we each had different things we wanted to do), but were able to have relaxing evenings as a group.

Sandy

Kevin Keating

Mar 14 (2 days ago)

ago)

Paul and Daisy--

We are a family with young twin boys who were just four on our recent visit to LA. And while we love to travel as a family unit, we cannot stay more than a night in any standard hotel room or even one with a suite, regardless of cost considerations. Whenever we travel, we always seek a place like Daisy and Paul's that is accommodating to a family's needs and has room enough for play areas and the safety concerns associated with the presence of children. If our room choices are confined to hotel living, we would definitely plan shorter stays or not visit that area altogether and opt for a place with broader rental options to fit the needs discussed above.

As for our last trip to LA: while it was for business, we opted to bring the boys and make a family vacation of it. Without an option of a rental home to stay in, I would have come solo for one or two nights to take care of the business only. The family would have stayed home and we would have used our time and resources to vacation elsewhere that year.

Sincerely,

Kevin Keating

ago)

to me

Hi Paul,

I hope the below email will help.....
Do the politicians do anything right in California?

Best Regards,
Frank Ciofalo
C2C Freight Solutions Inc
Email: frank.ciofalo@c2c.us.com
Tel: [386-986-7871](tel:386-986-7871)
Fax: [386-313-6067](tel:386-313-6067)

Dear Paul,

It has been almost a year since we last stayed at your house for our family reunion.

Compared to having to live in a one room hotel, the stay at your home gave us the feeling of living in our own home. Needless to say, I doubt we would have found a decent hotel that would accept two dogs. We could come and go as we wished and avoid expensive parking fees and the traffic noise. Living at a hotel does not give you the opportunity to have a cup of coffee, read a paper and enjoy the beautiful garden you have. And to be honest, the cost of staying at a hotel when you consider the high price not just of the room, but dining as well. We did not have to spend \$15.00 for a breakfast.

Please be assured if we ever come back to L.A., we hope to be able to rent your home again.

Best Regards,
Frank Ciofalo

Avi Davidzon

Mar 14 (2 days ago)

Dear Paul & Daisy,

Our reasons for coming to your place were:

- Our privacy (instead of a public hotel).
- Feel of a real neighborhood instead of syntactic atmosphere of a hotel.
- Better price for a group of 7.
- Your welcoming session prior to our arrival (a family type of connection), and
- The piano.

Wishing you all the best,
Yael & Avi,
Israel

theo brinkel

Mar 14 (2 days ago)

dear Paul,

thank you for your mail and for the request you included in it. My family and I are very supportive of your case. Let me explain to you - and to the authorities if necessary - that for our vacations we always love to stay in short term self-catering accommodations. There are several reasons for that.

Often, such places are in areas that combine proximity to touristic places of interests with the ability to retreat from all the other tourists. They enable you to see things as the locals do. For instance, I loved to walk from your home to the supermarket and back (silly, I know, but I am a European 🇪🇺) early in the morning when things were still quiet. And just experience how it must be to live in such a place. It is great to live in an American home and try to see things as the locals do.

Second, as a family, we like to be in control of our own time schedule. We like to have breakfast and the other meals at the time that we prefer, not according to the schedule of the hotel. We can also decide what kind of meal we have, and we all love cooking! And we can walk around in the kinds of clothes that we feel comfortable in.

Third, we were a large group, with my wife and a, another couple and two single adults. In hotels we would have needed four rooms, all separate from each other. Now we had all the individual space for each on the one hand, and the closeness of being in one house on the other.

Just let me sum up that the fact that we could stay in a self-catering accommodation like yours (as well as in San Francisco, San Diego and elsewhere) made it possible for us to spend our vacation in California. Otherwise we would have gone elsewhere.

Paul, I hope this mail can be useful to you. Over here, spring is in the air as well. After four months of greenness and wetness we actually can see the sun again and sometimes it gets warm outside! I read that you did get some much needed rain in Los Angeles this winter.

Thank you for all the good memories of last summer!

Mark Wolfe

Mar 14 (2 days ago)

to me

Well, I have chosen to stay in this way because I feel I understand that the value of staying in a private home as an alternative to short term hotel booking is priceless in comparison. It allows us do more on vacation, stay longer in an area, be less stressed and be more comfortable at the same time. If I were to have booked at a hotel, I would for one be forced to eat out three meals a day and therefor it would cut dramatically into our fun budget. Eating out at resturaunt's is fun, although having to dig into your wallet three plus times everyday and high priced snacks gets old really quick if your not wealthy.

Hotel quality is so unpredictable, budget verses quality, you have no idea what your really getting with hotel bookings until after your there or have really paid through the nose in hopes of a really good place. I can look at a picture of a house and determine if it's a place that I would live in. I can't do that looking at a professionally done and cropped commercial hotel picture.

Ratings today help but they are Internet dumping grounds and aren't very accurate, they have more to do with various things gone wrong that don't pertain to the hotel in my experience. When positive feed back is left on the other hand, it's because people felt Good feelings like quality family time, being in a comfortable neiborhood, having fun site seeing and being part of the local culture is far more appealing and family friendly in my opinion.

Denise Brady

Mar 13 (3 days ago)

to me

Hi Paul,

I rented your house to come spend a weekend with a friend who was a resident of Los Angeles and who was dying. His very small house was not large enough to accommodate the four of us and a hotel would not have allowed us to care for him. Your house and garden provided a warm and inviting alternative for the end of life discussions and bonding that we needed to have.

arrangements we needed to make. In fact he moved into a hospice facility after that weekend.

We would not have been able to have this weekend meeting with our friend and co-trustee if we could not have found a 3 bedroom house that was a .

Our friend died last May and all of his wishes were known and complied with because of that important meet up at your house.

Thanks again.

Denise Brady

Martens, Andreas <mail@martensandreas.de>

Mar 13 (3 days ago)

to me

Hi Paul.

Good to hear from you.

I came to LA for a surgical fellowship at cedars Sinai for three weeks. Since I wanted to bring my family for the trip (wife, two small kids, age 4 + 6 at that time) a family home was an appealing option and perfect solution. Costs were less relevant, but I believe, if I had stayed in an hotel with my family for three weeks in the Beverly hills area, it would have been much more expensive.

My wife and kids loved the fact that we lived in a family home. They very much felt "at home" and would love to come back in the future. This would have not been the case in a hotel or holiday appartement.

Best regards.

Andreas

OA Dr. med. Andreas Martens
Oberarzt thorakale Aorten Chirurgie
Klinik für Herz-, Thorax-, Transplantations- und Gefäßchirurgie
OE 6210
Medizinische Hochschule Hannover
Carl-Neuberg-Str. 1
30625 Hannover

pmariano@gravitasdocufilms.com

9:07 AM (14 minutes ago)

Hi Paul

Happy to hear that all (except for the rental regulations) is going well for you and Daisy.

I would be happy to write something (see below). Please let me know if you need something else (e.g. something on my company stationary) and would be happy to provide. We've always enjoyed staying at your place (tried to get in recently, but it was booked). Take care.

Paul

I own and operate a small documentary film company (Gravitas Docufilms) in Northern California. Our last film, "These Amazing Shadows", premiered at Sundance and aired on PBS.

We often travel to Los Angeles for shoots and to meet with our editor, producer and composer. We often stay at Paul's rental home which is an incredible benefit in so many ways. I always save money (between Paul's home and hotel rooms for my entire crew); the accommodations are warm and comfortable (much better than a sterile hotel room); and the convenience of being in a home with a kitchen and a yard makes the stay much more pleasant.

These business trips can be very stressful. Staying at Paul's house makes it much more relaxing....like being at home. I find that myself (and my crew) get a lot more accomplished when we stay there as opposed to a hotel. I often recommend Paul's home to friends and business colleagues traveling to Los Angeles for business or for pleasure.

marilynn arm

7:50 AM (1 hour ago)

My husband and I have rented through VRBO for several years, coming to LA/Studio City to visit family in the area.

A VRBO allows us to shop and prepare our own meals, especially breakfast. We have specific dietary needs, eat organically, and enjoy relaxing in "our own place".

I also don't like daily "cleaning" interruptions.

I would consider it an imposition to be denied the opportunity to be in a neighborhood close to our family.



Kathleen O. Mahoney

Mar 21 (2 days ago)

Hi Paul, Good to hear from you and congratulations on the exciting family news of your daughter's wedding!

Not sure when we last touched base, but, we also had exciting family expansion news when Devin and Briana welcomed a second son, Milo Zeke, in October. Kevin and I are traveling out to visit next month for Devin's Birthday. Of course, thanks to the great house you found them, we'll be staying there and not needing to look for a rental! ;-)

My apologies for being a bit delayed in responding...hope I'm not too late to be useful! I hope this is along the lines of what you think might be helpful. It's, perhaps a little lengthy so feel free to edit as you see fit.

We were thrilled to find your beautiful cottage to rent a few years ago when we traveled from our home in central New York State to meet our newborn first grandchild in Los Angeles. It meant a lot for us to be able to stay in your welcoming, homelike cottage and to be in a neighborhood setting near our son and his family's apartment. Their two bedroom apartment wasn't big enough to accommodate us as house-guests nor would we have wanted to descend upon their new family.

We've stayed in hotels/motels on past visits, but these wound up being an inconvenient distance, felt cramped and confining with single room accommodations and lacking privacy in outdoor spaces if these were even available. Hotels also wind up being costly and present a dilemma of whether to stay a shorter time in nicer accommodations or be able to have a longer visit in more basic/affordable lodging. The overall cost of such visits also limits our ability to travel to spend time with our family as much as we'd like.

Your guest house was the perfect solution! For the same cost or less, we enjoyed all the comforts of home...Room enough to "spread out" and have private space with a large living/dining room, separate bedroom, beautiful, modern, fully equipped kitchen and private outdoor patio...we enjoyed walking in the neighborhood- around the corner for a cup of coffee and baked goods or ice cream, wandering through the thrift shop and being able to shop locally for groceries and cook our own meals (of course we also ate out and enjoyed local restaurants, but the cost of eating every meal out as we've done when staying in cramped hotels would've been cost prohibitive over the longer stay we were able to enjoy thanks to the cost savings of staying in a short term rental,). We appreciated being able to do laundry right there as you so graciously made your machines available and enjoying your beautiful, private yard.... especially giving our son and daughter-in-law a respite from all that is entailed with the anxiety and fatigue that accompany the joy of new parenthood; we had them over to "our" (your) place for dinner "out" and, as we reveled in caring for our grandson- with room to spread out in the living room, they enjoyed some precious "couples time" in the privacy of your beautiful yard in the luxury of your graciously shared Jacuzzi tub~ what a special evening and family time we were able to enjoy thanks to the wonderful ambiance of your more than comfortable accommodations!

We again gathered our "clan" (including our other children who reside across the country) this past Christmas in Los Angeles so we could all be together for the first Christmas our grandson had a sense of what this family holiday means. Your guest house was occupied by your own family and so we sought out another short term rental that would allow us to all stay/be together in a more homelike setting for this special family holiday. Some of our group were uncertain about traveling away from established home traditions, however, enjoying a home atmosphere, complete with decorations and a decorated tree in the living room, being able to stay together and have more family time, to shop locally and prepare and enjoy home meals together made for a much more enjoyable stay than having all of us in separate hotel rooms, with the headache of having to strategize acquisition of each meal etc. and, the quality of experience this lent will make it much more likely that we'll plan to repeat this experience in the future.

In sum, we travel to LA for mostly family visits however; we've also leveraged these with attendance at several professional conferences in LA, Pasadena, Lake Tahoe (CA) and Long Beach (which we'd have chosen to access locally if not for the opportunity to visit family). For all of the reasons outlined above, we MUCH prefer staying in the homelike atmosphere with the amenities of a short term rental when visiting LA. Were these

rentals not available, we would visit much less frequently which would mean fewer dollars spent in the LA area on professional conferences, rental cars, airport shuttles, grocery stores, dining and entertainment, toys, clothes and amusements purchased by doting grandparents and the flurry of Christmas shopping done by the 5 of us who shopped there on arrival rather than bother to pack and transport all of our gifts with us.

Hope this helps!

And, I'll be looking for that Spring "rebirth of the Earth" you promise! The first day of spring here saw new snowfall (only a flurry but, geez, enough is enough!) and the ground is STILL covered with the white stuff, no longer looking as pristine and beautiful as initially.... We are MORE than ready for the spring renewal!

All the best,
Kathy

Graeme Barnes

Mar 21 (2 days ago)

Hello Paul and Daisy

Glad to have the occasion to say hello. Congrats on your daughter's wedding. If you remember us, we stayed in march 2012, a party of 5 over from France. You don't mention in your mail if there is a particular place to post our comments about our rental. I'll put it on this mail and copy and paste, if necessary elsewhere. Just let me know.

In march 2012 we planned a trip to visit the West Coast National Parks. We were a party of 5 including two couples and one 16 year old. Our vacation time was 2 weeks and we wanted to see as much as possible during our 12 day stay, visiting from France. We are of New Zealand, German and French nationality.

As Los Angeles was our starting and finishing point, we also wanted to visit the city and its many attractions. During the time frame of our Los Angeles stay, we found hotel accommodation for 5, too expensive for our budget. We had decided to NOT stay and visit Los Angeles because of this. Finally we managed to find a home rental for 3 nights which suited our budget and allowed us to take in the sights.

Apart from the price advantage, I did my homework to find somewhere near some of the major cinema studios we wanted to visit. This brought us to a very picturesque neighborhood north of the Hollywood Hills which (as a New Zealander living in Europe) reminded me of the American lifestyle I had enjoyed for years, from watching TV shows and films. The main point of excitement for us was living in a typical neighborhood and for those few days, we felt like Americans in our own home, instead of just tourists. The house we rented also offered the advantage of sharing meals in the garden, communal living space, lively boisterous evenings in the kitchen cooking meals. We had a fantastic time spent as a family. All this would have been impossible in a hotel.

On all three evenings, we went to the local supermarket and did our shopping for the next day.

Our reason for visiting the USA and LA was holiday and family time together. Our homestay in LA was the end of our trip and probably the highlight in many respects. This homestay reduced our costs, allowed us to stay in LA and gave us a wonderful few days in a unique experience.

Regards
Graeme BARNES

Merilee and Chester

Mar 20 (3

days ago)

Hi Paul and Daisy,

Sorry for not getting back to you sooner. We had no idea that there was a threat to vacation rentals. We almost exclusively use vacation rentals when we travel both in the U.S. and overseas. We particularly enjoyed our stay at your vacation rental. We find vacation rentals at least equal if not cheaper than Hotels, plus you get the advantage of a kitchen and the ability to cook some of your own meals. You also get a better feel for the locals...living in a neighborhood instead of in a busy city environment. We enjoy walking and we particularly like picking a place where we can walk other than just on the city streets. As you know, I grew up in North Hollywood, so I may be back again to visit friends from old, or for another high school reunion.

Enjoy your daughter's wedding this year and let us know if we can help in any way with your concerns.

Love Merilee and Chester Hobby
South Australia

Barbara Harwood

Mar 27 (3 days ago)

Paul,

We came to LA for a week to celebrate our 50th wedding anniversary. We chose to stay in a vacation rental by owner because they provide a home away from home atmosphere which includes a quiet, relaxing, more private and secure environment, with more optional locations in residential areas, with easy and convenient parking as an added perk. We are so glad that such a rental is available for a short term, i.e., 3-4 days, one week, two weeks, for less than the same time in a hotel.

Homes are more appealing to us than a hotel or motel. The price is less for a home than one room in a hotel which may include amenities we wouldn't normally use anyway. We wouldn't stay in a large city like LA for an extended period of time if the home facilities were not available because we like the small town atmosphere we get staying in a home or apt which has more space and a kitchen.

Hope this will help. We sure would hate to see this wonderful option eliminated.

Tom and Barbara Harwood

DENNIS F. MOSS
17141 NANCE ST.
ENCINO, CA 91316
(818) 784-9524

August 21, 2015

Re: Short Term rental Regulation

Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home in Hollywood, 2 bedrooms, 1 bath. It is about 1000 sq. ft. (stand alone, not part of an apartment building or condominium complex) Houses like it are selling for over \$750,000. It clearly wouldn't qualify as part of the affordable housing stock. If I could not rent it short term, it would rent long term for about \$3,000 a month. As I get closer to retirement age, I, and my family members that follow, will depend on the income generated from short term rentals of that house. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners and conglomerates from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please so long as the residents abide by the laws that all neighborhood residents have to abide by.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for accommodations like mine. People throughout the world love short-term rentals. The profile of my guests is typically parents or grandparents travelling with children, who want a common area to eat or watch TV, and a place to prepare at least some of their meals. They also utilize the small back yard. Hotels cannot offer the conveniences and privacy of a vacation home. Other guests have included cast members of travelling theatrical companies coming to Los Angeles, family members in town for a wedding who want to share a home, and business people who want the convenience of a common work space and kitchen, but do not want to share a bedroom. In this "new economy", people like me who provide an option loved by visitors, should not have our doors closed. I am confident, from my experience, if you were to shut down the opportunity to rent single family houses for short terms, many people would not include Los Angeles in their travel plans-- people who currently spend money at our shops, restaurants, tours, and attractions.

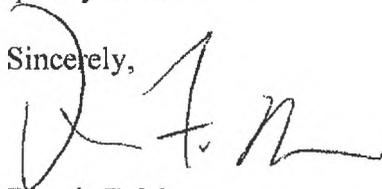
The cleaning crew I use depends on me and others like me for cleaning jobs every time someone leaves. Their income would be cut back significantly if draconian measures are taken to prevent owners of single family homes, or duplexes, from renting out their homes, or one unit in their duplex, on a short term basis.

Over many years, members of my family have often used short term rentals when travelling throughout the world. They have done so in London, Spain, Hawaii, Mexico City, Berlin, Prague, Budapest, Israel, Mammoth and Newport Beach. Our little house has hosted families from throughout the United States, Europe, Australia, the Middle East, China, Japan, and South America. Short term rentals are an international phenomena that is here to stay, that benefits visitors, hosts and local economies. It is an incomparable way to travel in which multi-generations can have the comforts of home, comforts that cannot be replicated in a hotel experience.

Again, I have no issue with sensible regulation of the short-term rental business. I am against the conversion of multi-unit apartment buildings into Short Term Rentals. However, Los Angeles needs to be smart about where the line is drawn, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly has the right to exist.

I strongly urge you to consider all of the consequences of the proposal before you. It's the 21st century. Los Angeles should embrace the opportunities this century's "new economy" affords in a manner that makes sense, that is sensitive to the needs for affordable housing, but does not punish those whose rental properties would never qualify as such.

Sincerely,

A handwritten signature in black ink, appearing to read 'D.F. Moss', written in a cursive style.

Dennis F. Moss

Mail ▾

COMPOSE

Inbox (102)

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Important

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Add to council files 14-1635 and 14-0539 - I support Short Term Rentals. Inbox x Keep x



David Koch <kochprops@gmail.com>
to councilmember..., me, sharon.gin

Aug 21 (4 days ago)

Dear Council Members,

My home is in Hollywood. I have lived and worked here for over 30 years. I bought my home here in 1983. In 1994 I added a second home onto my property. It has been an income unit since then.

When the downturn happened a few years back my then tenant asked me to rent. I did. It was quite a hardship but rents were falling and I could not afford it at that time. Shortly after that, my tenant purchased a new Mercedes which he was paying for.

When he moved out a couple of years ago I decided to furnish the house and rent it.

It is the best decision I have ever made regarding my property. My guests from all over the world love staying in the heart of Hollywood. A once blighted area of Los Angeles that I worked so

hard with my neighbors to protect and improve has now become a destination that people love to love, spend money and where they make memories. I love owning a short term rental. Whenever I travel, I want an authentic experience where I can live among the locals. I do short term rentals because Hotels do not offer this kind of experience.

Los Angeles is the number 5 destination for vacationers in the entire country. Hotels are our greatest sources of revenue here. My guests spend at local restaurants, shops, and bars that are not walking distance from most of the hotels. Stopping property owners from participating in this is simply wrong headed thinking.

I collect 14% in TOT taxes and pay it to you monthly. My property is better than any other because it has ever been because I can afford a cleaning crew and maintenance making everything look perfect. It improves property values.

Cities around the globe are embracing best business practice short term rentals that enhance neighborhoods and grow their local economies. Don't let Los Angeles suffer because of a short sightedness. Get on board sooner rather than later. Allow short term rentals to continue contributing to our revitalized tourist economy.

All the best!



Click here to [Reply](#), [Reply to all](#), or [Forward](#)

Kathryn Morea
1802 9th St Santa Monica CA 90404
310/488-6342

Aug 20, 2015

RE: Short Term Rentals

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I'd like to point out that I have been collected and paying TOT tax since 2008. I've paid literally tens of thousands of dollars to the City of Los Angeles.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Again, I have no issue with sensible regulation of the short-term rental business. I also understand there may be safety concerns, and requiring a license and perhaps an inspection or some such may be a needed way to monitor and regulate this industry.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many people in my position.

Sincerely,

Kathryn Morea

Change is always difficult, but it has been a reality in the way that America has done business since the beginning of our nation. Antitrust laws - also referred to as "**competition laws**" - are statutes developed by the **U.S.** Government to protect consumers from predatory business practices by ensuring that fair competition exists in an open-market economy.

The advent of the Internet permitted a new kind of marketing and selling and allowed individuals an opportunity to build a new source of income and users of the service to find ways to save money by selecting a different mode of vacation travel. Families now had the opportunity to stay in homes, where they could all be together, instead needing to pay for several hotel rooms for their family. They could now cook their meals and not have to always eat out. They could travel more and had more spendable income to use in the areas in which they were visiting.

The rental by owner industry started in the mid 90's with many web sites popping up with hundreds of homes, condo's and cottages to choose from. The rental by owner industry has become a threat to the hotel industry which may need to reevaluate their businesses model as other threatened industries have had to do.

In Santa Monica, we are fortunate to have the perfect mecca for attracting travelers. **Why penalize and criminalize a potential gold mine for Santa Monica? Why deprive Santa Monica of the extra income that the renters from these housing services offer? The guests who use the services of the alternative rental market cannot afford the very expensive hotel industry of Santa Monica and if they are not using the alternative services, they go elsewhere! Why not let this potential windfall for Santa Monica rent for less than 31 days. Why not instruct companies like Airbnb to let potential listings know what the requirements are when renting in Santa Monica., etc. prior to accepting the rental information.**

People who are on vacation seldom stay for the required 31 days and it is more likely the people who rent for more than 31 days who are the reason that there are not sufficient rentals in Santa Monica. It seems to me that it

would make more sense to restrict short term rentals to less than a month, instead of requiring 31 days.

Why deprive our local citizens who own their property and are just renting when they are out of town, the opportunity to rent out their own property when they are not using it? They are not taking rentals off the market, so why penalize them. In many cases, they are probably like us - senior citizens on a fixed income, who have finally found a way to earn some much needed dollars to keep their home in good condition.

Have you considered that it is possibly the reaction to Rent Control that has caused these multi-rental owners to resort to Airbnb to receive what they consider a fair price for their rentals?

Renting lodging on Airbnb or other such sites is done by single home owners, multiple home owners, and business establishments with large numbers of rentals. The Legislation to regulate this new way of renting needs to be multi-faceted to deal with this situation fairly for all. The single home renter, who only rents their home when they are away on vacation should not need to follow the same guidelines as multi-unit renters

Let us work together to design regulations which are fair to single family home owner renters, multiple home owner renters and the beautiful city of Santa Monica.

Let us lead the way in fair and equitable opportunity for all.

Allison Ting
1103 Gretna Green Way
Los Angeles, CA 90049
(310) 826-4592

August 22, 2015

Office of the City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012
Attn: Sharon Gin

ADD TO COUNCIL FILES 14-1635 AND 14-0539-

I SUPPORT SHORT-TERM RENTALS!

(WITH NO EXCEPTION FOR VACANT RENT-STABILIZED)

As a citizen of Los Angeles, I implore the planning officials: Do not forbid property owners of older buildings from renting short-term in the new economy. These older buildings under "rent stabilization" appear to be a target.

Some argue that permitting short-term rental "removes affordable housing stock." That is not true of my property.

One size does not fit all. Consider that some older buildings under rent stabilization are sometimes vacant! That means the rent on the unit is whatever the market will bear.

Typically, my apartment commands a high market rate. My last tenants moved out voluntarily, taking jobs in other cities.

I should not be restricted to long-term rental rates. There are a whole world of new renters who WANT short term:

- PARENTS VISITING CHILDREN
- CHILDREN VISITING PARENTS

- PEOPLE INTERVIEWING FOR JOBS
- PEOPLE ATTENDING SEMINARS AND CONVENTIONS
- PEOPLE ATTENDING CONCERTS AND EVENTS IN L.A.
- TOURISTS FROM ALL OVER THE COUNTRY AND THE WORLD, SHOPPING AND SIGHTSEEING

They don't want to be restricted to the choice of a big hotel chain or a run-down hotel. They want a nicely maintained apartment for a short time.

Please, I urge the City of Los Angeles, do not exclude OLDER Buildings on the grounds that they are "rent stabilized." Please recognize that what may need to be regulated is CURRENTLY OCCUPIED RENT-STABILIZED, in order to prevent evictions. This is an important distinction.

So, make sure owners don't evict long-term tenants for the purpose of conversion to short-term. But don't apply regulations to owners of older buildings with vacant units that would command a market rate.

Older buildings need maintenance. Over-regulation breeds deferred maintenance. Short-term rental, and the income it provides, encourages capital investments and improvements to the property.

Adopt a sensible hotel tax rate like Philadelphia's 8.5% rate. The rate L.A. is discussing is too high. The City of L.A. and property owners can share in a rising economy, and become prosperous together.

Thank you,

/s/

Allison Ting

August 21, 2015

Dear Councilman Englander,

We are longtime residents of the valley living in Encino and it has come to our attention that you and your colleagues in The Planning and Land Use Management (PLUM) committee will be discussing home sharing in the near future. We hope you support the home sharing community and urge you to create clear and fair rules for home sharing.

We were very fortunate to be able to make the jump from renting to buying our first home in February of 2013. We were as prepared as possible for the new responsibilities that come with home ownership, however we did not predict how the costs of so many of these responsibilities would add up. Adjusting to the utilities cost of a home from an apartment was a stretch financially, and then came the surprise costs that can't be anticipated. After moving in we learned that a family of skunks had moved into our crawl space and had to hire a pest company to remove them. During the heavy bout of rain we got over one weekend last year we learned that our roof was on its last legs and had to replace that. We were nervous that we would not be able to keep up with these costs, let alone have any money to go out to eat or enjoy our new neighborhood, but thankfully, by occasionally renting our guest room on Airbnb we have been able to get our budget under control and found some room to breath to enjoy what our neighborhood and community has to offer.

On Airbnb we rent our guest room, which is part of our home and does not have a private entrance, so the guests that we've had have truly become part of our family for the time they are with us. Aside from the financial assistance this has provided it has also been extremely exciting as a way to meet new and unique people from all over the world. We've hosted guests from Pennsylvania, Florida, China, Germany, France, the Netherlands, and many other places. We've met an older couple that was visiting an adult child and their new grandbaby just a few streets over. We've met young people traveling the world, who chose to stay with us so that they could get to know locals and explore some of the less touristy areas of Southern California. Opening our home to these guests has been a rewarding and eye-opening experience in ways we never could have imagined, and it has provided us with the wiggle room in our budget to be able to enjoy our new home.

While we understand the need for regulation and believe that ultimately there should be legislation to set guidelines for legal home sharing, harsh reactionary laws are not the answer. We hope you take the time to consider us and the thousands of valley residents like us, and again we urge you to establish clear and fair rules for home sharing.

Sincerely,
Laura & Christopher Hazzard
5953 Texhoma Ave.
Encino, CA 91316

Letter: Before Acting, Consider Unintended Consequences

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Lingling Martin

August 21, 2015

Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense, **AND would cause me to have to sell my home, because I can't pay my mortgage at market rental rates.**

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. **My place offers a private, homey residence to families.**

Again, I have no issue with sensible regulation of the short-term rental business. **In fact, I am happy to collect TOT for the city!** But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Althea Lee

From: **Richard R Sylvester** rrsylvester@me.com
Subject:
Date: August 20, 2015 at 8:45 AM
To: councilmember.huizar@lacity.org, richard.williams@lacity.org



Re: Reasons Why You Should Support Short term Rentals

Dear Mr. Huizar:

There are many legal and economic reasons **why you should fully support Short Term Rentals**. We recognize that there is a delicate balance between a reasonable ordinance that provides benefits for many, and the draconian ordinance that resulted in international headlines, *City of Los Angeles vs. Patel*. As *Patel* shows, any ordinance that is repugnant to the Constitution is void, *ab initio*.

In error, some city planners intend to copy the terms and wording of ordinances recently adopted by other cities. However, please take notice that most legal scholars would assert that the *Santa Monica May 12, 2015 Ordinance* is clearly in violation of the U.S. Constitution, Fourth and Fifth Amendment. The California Constitution Article XIIC requires a public vote to charge a new local tax, such as a Transient Occupancy Tax. Clearly, a home is not a *de facto* hotel; calling a tail a leg does not make a dog have five legs. Misclassification of a home as a hotel could be deemed to be a false statement.

I have read many pages of your internal planning documents relating to short-term rentals, including your plans to **retain independent specialists** to assist in analysis of the critical issues. My qualifications are shown at: www.rrsylvester.com. For major critical issues, I have been selected by the federal government, judges, attorneys, and the board of directors of Fortune 500 firms to resolve mixed issues of law and fact. I could arrange to assist PLUM in your study of short term rentals.

I am readily familiar with your issues, and **I would be pleased to discuss the primary issues with your Committee at no charge, pro bono**. If you would like a separate independent analysis, I would be pleased to submit a detailed proposal that would fit within your budget.

The basic legal and economic reasons why you should support a reasonable and fair approach are documented the attached PDF files. Thank you for giving this your attention.

Yours sincerely,

Richard R. Sylvester, J.D., Ph.D.



1- AA-STR 2015
Title.pdf



1-STR Discuss-Fifth
Amend Taking.pdf



2-STR Discuss
Housing.pdf



8-STR-References.pdf

Qualifications of the Author

The author, Richard R. Sylvester, J.D., Ph.D., is a mathematical economist, with focus on the valuation of privately-held companies, including intangible assets, partial interests, and contingent liabilities. For three decades, his biography has been published in Marquis' *Who's Who in the World* and *Who's Who in America*. He has been a featured lecturer at several national symposia, including a shared rostrum with former President Ford. He was the primary speaker for the June 27, 1991 ABC *Prime Time Live* documentary which was nominated for the Emmy.

As a staff advisor specializing in strategic planning, he has served major corporations for three decades, including General Motors, General Dynamics, Lockheed, TRW, and at Hughes Aircraft, where he was the staff advisor to Howard R. Hughes for commercial application of advanced technology. He has given presentations to the Science Advisor to the President, the Congressional Budget Office, the Council of Economic Advisors, and the Defense Science Board.

He has been selected by major law firms and the Board of Directors of Fortune 500 firms as an independent expert for issues involving strategic planning, acquisitions, turnarounds, initial public offerings, and valuation of intangible assets such as patents and music rights. Under contract with the U.S. Treasury Department, he analyzed international transfer pricing for integrated petroleum firms involving over \$700 million in income tax. He valued the broadcast rights for the Perry Mason Show and the copyrights for science fiction writer Ray Bradbury. He has testified as an expert witness in economics and finance in Federal District Court and California Superior Court.

His education includes an M.B.A. from the USC, a J.D. from Loyola Law School, and a Ph.D. from UCLA in economics and management, with postdoctoral studies in power electronics. His competitive academic awards include grants from the Ford Foundation, General Motors, and the Federal Government. His university teaching experience includes UCLA, USC, Loyola University, University of Redlands, Pepperdine University, and California State University. He is the author of fourteen published books on federal law, mathematics and economics.



August 19, 2015

Honorable Jose Huizar
Chairman
City Council Planning & Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

Dear Chairman Huizar:

I'm writing today on behalf of the Hotel Association of Los Angeles (HALA), which represents more than 130 Los Angeles area hotels and affiliates.

On Tuesday, August 25, the LA City Council Planning and Land Use Management Committee will hear a motion put forth by Councilmember Mike Bonin regarding potential regulations and governance of short-term rentals in the City of Los Angeles such as Airbnb. This is an extremely important issue to hotels throughout our City.

As short-term rentals have multiplied over the past several years in communities throughout Los Angeles, HALA has many concerns regarding the impact that these facilities have on our local neighborhoods and businesses. Specifically, there is a great deal of concern regarding the impact that these businesses have on the quality of life in our residential neighborhoods, the availability of affordable housing, the loss of general fund revenue for the City of Los Angeles without Transient Occupancy Taxes (TOT) being generated, and the impact that these businesses have on the hotel industry in Los Angeles.

The truth of the matter is that these short-term rental locations are operating as commercial lodging facilities and should therefore be required to abide by the same standards and rules that the local hotel industry has to abide by. This means that they should be mandated to pay Transient Occupancy Taxes, Gross Receipts Taxes, and be required to comply with the same set of health, accessibility, and zoning requirements as other Los Angeles businesses. Absent these requirements, there is not a level playing field in Los Angeles and the hotel industry is at a competitive disadvantage.

Other cities throughout California are tackling this issue and, from what we can tell, the City of Santa Monica seems to have adopted one of the most reasonable ordinances regulating the short-term rental industry that protects local neighborhoods, preserves affordable housing, and ensures that there is a level playing field for local hotels. HALA encourages the PLUM Committee to review the best practices of other cities with a particular emphasis on using the recently enacted Santa Monica short-term rental ordinance as a guide.

Los Angeles hotels serve as the backbone for the tourism industry in our City. Our hotels provide great jobs and nearly \$200 million dollars in Transient Occupancy Tax revenue to the City's general fund each year. With this in mind, it is essential for the City of Los Angeles to draft an ordinance regulating the short-term rental industry that is fair and supports local businesses that have been playing by the rules for decades.

On behalf of our member hotels and affiliates located in every part of the City of Los Angeles, we thank you for your consideration of this incredibly important issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'RA', with a stylized flourish extending to the right.

Robert Amano
Executive Director

CC: Honorable Members, PLUM Committee
Councilmember Mike Bonin
Mayor Eric Garcetti
Miguel Santana, City Administrative Officer
Sharon Tso, Chief Legislative Analyst
Los Angeles Area Chamber of Commerce
Valley Industry and Commerce Association
Central City Association

Dear Council members,

My name is Larry Moss and I am writing in support of short-term rentals. I am a physician who resides in the west side of Los Angeles. My wife is from Europe. Every summer, we visit her family in Europe with our children. Since these trips are expensive, we decided to rent our home while we are away.

We discussed our plan with our neighbors before making our decision to rent our house. We registered with the City of Los Angeles, and have been collecting and paying occupancy taxes diligently since then.

Our guests are usually large families who come to Los Angeles on extended vacations. They have told us again and again that they prefer short-term rentals over any other arrangements, as these allow them to experience L.A. for several weeks and live "like locals". One family for example came from Asia to have their children attend a reputable and expensive summer study program in Los Angeles. Another family used all the restaurant recommendations we had left for them; these people go out and spend money that benefits our community. We of course check with our neighbors upon our return, and they report to us that they rarely see our guests, who tend to be out and about exploring the city.

Renting a home is a very personal experience for both the hosts and the renters. It allows our guests to have several bedrooms and bathrooms, washer and dryer, a fully equipped kitchen, as well as access to all our books, games and toys. They would not want to have us on site while they rent our house of course, nor would we want to or be able to be there.

We enjoy the opportunity to share our home with other families, just as other families share their homes with us when we travel in Europe.

Sincerely,

Larry Moss

Lmossmd88@gmail.com

Cesar Morea 20955 Marmora St Woodland Hills CA 91364

To: Los Angeles City Council

Aug 22, 2015

RE: I Support Short Term Rentals

Honorable Councilmembers:

I read about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles.

I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense. I have both a business license and a license to collect TOT tax, which I have both collected and paid to the City of Los Angeles for over 5 years.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home provided it is safe to do so.

Again, I have no issue with sensible regulation of the short-term rental business. I also understand there may be safety concerns, and requiring a license and perhaps an inspection or some such may be a necessary way to monitor and regulate this industry.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, home like, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. The popularity of Airbnb, proves there is a HUGE demand for short term accommodations of many varieties – why try to ban this and push it underground? Instead, regulate it and ensure public safety while also generating much needed revenue for the city.

Sincerely,

Cesar Morea

Stewart Ting
1103 Gretna Green Way
Los Angeles, CA 90049
(310) 820-4833

August 22, 2015

Office of the City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012
Attn: Sharon Gin

ADD TO COUNCIL FILES 14-1635 AND 14-0539-
I SUPPORT SHORT-TERM RENTALS!

To the City Planning Department:

On short-term rentals, what is the issue? Is it to provide more affordable housing to L.A. residents long-term, or is to beat up property owners of pre-1978 built buildings who already struggle under rent-stabilization laws that cause owners to lose money on a monthly basis while subsidizing their tenants?

If rent-stabilization is such a great key to housing, why is it not universally applied? Why not apply it to buildings with COO issued after 1978? That would add to the housing stock (although then similarly burdening the property owners who must subsidize their tenants).

Suppression of short-term rental will not create more affordable housing.

Rent stabilization laws artificially suppress income to owners, causing deferred maintenance. No owner wants to invest in capital improvements while losing potential income. Rent stabilization contributes to the dilapidation and degradation of housing stock.

On the other hand, active promotion of short-term rental recognizes the overwhelming needs of parents, students, relatives, travellers, job-seekers, convention attendees, who want to rent places for short-term with a nice kitchen to cook their food, rather than stay in hotels.

Please adopt the Philadelphia model: impose an 8.5% "hotel tax" and let the market sort out the rates. Put the tax revenue to good use for lower-income citizens' benefit. Enjoy increased tax revenues from the increased spending in our city.

Sincerely,

/s/

Stewart Ting

Thank you,

/s/

Allison Ting



Sharon Dickinson <sharon.dickinson@lacity.org>

Add to council files 14-1635 and 14-0539 - I support Short Term Rental s.

2 messages

Ellen <ellenthesignlady@netzero.net>
To: sharon.dickinson@lacity.org

Sun, Aug 23, 2015 at 6:12 AM

Dear Ms. Dickinson,

Please understand that we are all not rich but we would like to enjoy our lives. Being able to rent out my home for a short time so that I can do some of what I like to do like going on Sierra Club outings to help out in far away places that desperately need our help. If it were not the ability to rent out my bedrooms to people who could hardly afford to stay in a hotel in Venice, I wouldn't be able to contribute to some of what I care about. Please don't make this illegal or so restrictive that it it would be impossible to do it at all.

Ellen Korak
ellen the sign lady
310-392-1965 home/studio/message
310-980-8674 cell

Buffett's™ New Enemy
Buffett just confirmed his worst fear. Click here for his warning.
<http://thirdpartyoffers.netzero.net/TGL3231/55d9c7044847a47040837st02duc>

Sharon Dickinson <sharon.dickinson@lacity.org>
To: ellenthesignlady@netzero.net

Sun, Aug 23, 2015 at 6:13 AM

I will be out of the office until Tuesday August 25. If you need immediate assistance, please call Etta Armstrong at (213) 978-0420 or Patrice Lattimore at (213) 978-1056..

--
Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
Ph. (213) 978-1080
Fax (213) 978-1040
sharon.dickinson@lacity.org



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We need smart regulation for Short Term Rentals, not overreaction

Honorable Councilmember:

I am a film editor in West LA and on the side I rent out a few units on AIRBNB. My family owns an apartment building and they had several apartments that were sitting vacant that they were not able to rent out, so my fiancée and I said we would help them out and rent it from them, furnish it, and then rent it out on AIRBNB. We aren't getting rich by any means, but for someone in the film business like myself without a steady consistent income, and for my fiancée who is a small business owner, we would not be able to survive in Los Angeles without renting a few units out on the side.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under rent control – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

My fiancée and I work hard to give back into our community with our units. We buy all our furniture locally, we pay our handyman and cleaner good living wages of \$25/hour. Our cleaning person Kelsey says the only way she could make it through college is from our well paying cleaning job for her. We also use some proceeds of our units to contribute to our community, we have donated to Cardborigami, a non profit in Los Angeles which helps make cardboard origami shelters to help the homeless.

At first I was worried that our guests might be rowdy, or party a lot, we have literally only had one complaint ever, and that was from one of our guests saying their neighbor, a long term resident, was having a massive party and it disturbed them. Literally all of our guests have been fantastic, many of them families who are looking to live like a local on their vacation here. The people who stay with us save money compared to staying in a hotel, and as a result they end up spending much more money while they are here significantly helping our local economy. Our guests often stay for weeks or months at a time, they live like SHORT TERM RESIDENTS, they shop at local markets, eat at local restaurants, join local gyms, and they are all boosting our local economy.

Some people say that Short Term Rentals are driving up housing price, and yes we do have a housing crisis in Los Angeles. However the LA Times reported we needed to build an additional 100,000 units over the last 10 years to keep up with demand. Regulating short term rentals would probably impact 10,000 units in LA, compared to the 1 million we needed over the last 10 years this will do literally nothing to affect housing prices, if AIRBNB disappeared today housing prices would not drop across Los Angeles.

As someone renting out a few units on the side, I fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of

regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs. I think it would be great to make the TOT tax mandatory in a service like AIRBNB, it will bring millions of dollars in revenue for our city, and I think we should use that money to help fund more affordable housing.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. A law requiring you to only rent out your primary residence would be terrible and destructive, it would hurt many people like myself who are just trying to survive here in Los Angeles, my fiancée and I would likely go bankrupt and lose our small businesses if this law were to come into effect. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Jeff Cowan

jjcowan82@gmail.com

Leanna Wolfe
14923 Marlin Place
Van Nuys, CA 91405
(818) 510-0225
LeannaPhD@outlook.com

August 23, 2015

Dear Councilman Fuentes

After years in an uncomfortable relationship, in 2010 I bought a home on a friendly quiet street in Van Nuys. In that you sit on the PLUM committee and my Councilwoman Nury Martinez does not, I'm directing this letter to you regarding my concerns regarding home sharing legislation for the city of Los Angeles. Being an adjunct professor of anthropology at LA Valley College, I knew my teaching salary alone would not fully cover such expenses as attendance at professional conferences, conducting independent research and international travel. Soon after I moved into my home, I heard about Airbnb and began welcoming guests from all over the world to share my beautiful home. In the last five years I've hosted travelers from China, Brazil, France, Austria, Italy, Germany, Holland, Korea, Russia, Mexico, Canada and all over the United States. I have never been happier.

The opportunity to share my special spots in Los Angeles (e.g. Huntington Gardens, Skirball Cultural Center, Santa Monica Beach and Lake Balboa) and exchange ideas with people from all over the world has been fantastic. Moreover, the added income has allowed me to both maintain and upgrade my home including putting on a new roof, replacing a crumbling sewer line and converting my garage into a multi-use space. My professional goals have been satisfied in that I've been able to present my research at over 20 conferences and my desire to travel has led to trips to Argentina, Brazil, Borneo, Malaysia, China, Hawaii, Alaska, Canada, and Eastern Europe.

Home sharing has enriched my life in so many ways! I encourage you to support it for residents for the city of Los Angeles by crafting legislation that respects the concerns of local communities, the diverse travelers that come to visit Southern California and residents such as myself that financially depend upon and socially enjoy home sharing.

Sincerely,

Leanna Wolfe

Leanna Wolfe, Ph.D.

Stewart Ting
1103 Gretna Green Way Los
Angeles, CA 90049
(310) 820-4833

August 22, 2015

Office of the City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012
Attn: Sharon Gin

ADD TO COUNCIL FILES 14-1635 AND 14-0539- I
SUPPORT SHORT-TERM RENTALS!

To the City Planning Department:

On short-term rentals, what is the issue? Is it to provide more affordable housing to L.A. residents long-term, or is to beat up property owners of pre-1978 built buildings who already struggle under rent-stabilization laws that cause owners to lose money on a monthly basis while subsidizing their tenants?

If rent-stabilization is such a great key to housing, why is it not universally applied? Why not apply it to buildings with COO issued after 1978? That would add to the housing stock (although then similarly burdening the property owners who must subsidize their tenants).

Suppression of short-term rental will not create more affordable housing.

Rent stabilization laws artificially suppress income to owners, causing deferred maintenance. No owner wants to invest in capital improvements while losing potential income. Rent stabilization contributes to the dilapidation and degradation of housing stock.

On the other hand, active promotion of short-term rental recognizes the overwhelming needs of parents, students, relatives, travellers, job-seekers, convention attendees, who want to rent places for short-term with a nice kitchen to cook their food, rather than stay in hotels.

Please adopt the Philadelphia model: impose an 8.5% "hotel tax" and let the market sort out the rates. Put the tax revenue to good use for lower-income citizens' benefit. Enjoy increased tax revenues from the increased spending in our city.

Sincerely,

/s/

Stewart Ting

Thank you,

/s/

Allison Ting



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File No. 14-1635-S2 / Airbnb rentals

2 messages

Alison Kreindler <alikeindler1@yahoo.com>

Sun, Aug 23, 2015 at 10:57 AM

Reply-To: Alison Kreindler <alikeindler1@yahoo.com>

To: "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, councilmember.huizar@lacity.org, "kevin.ocubillo@lacity.org" <kevin.ocubillo@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

The Honorable Jose Huizar

Chair, Los Angeles City Council Planning and Land Use Management Committee

City Hall

200 N. Spring Street, Suite 465

Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Chairman Huizar,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Planning and Land Use Management Committee meeting on August 25, 2015. My husband and I have been Airbnb landlords for about a year. We would like to share some of our personal experience with you to shed much needed light on Airbnb. We decided to become landlords via Airbnb because we had traveled around the world staying in Airbnb apartments and could not believe how professional, clean and safe the whole process was for us. We started Airbnb'ing our home last November when I decided to leave my job so I could travel more with my husband when he went away on business. We were excited about the extra income which covered our travel expenses plus some and took a lot of the pressure off since we were a bit worried about finances without my income. We have only had the most positive experience with our renters and have made connections with people from all over the world. Because of Airbnb, we have a new found freedom in our lives where we can travel without the stress of debt when we get back. I strongly urge you to keep an open mind and consider how impactful this opportunity is for couples and families

Letter: Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I am a traditional property manager in Los Angeles that lost my job in 2008. I am very lucky as I was able to find work in the short term rental sector. This way of vacationing is considered to be the oldest form of holiday. Most people travelled to stay with family and friends for a period of time in a house, long before hotels were thought of or even built! Slowly, I have built up a small business managing units. My company uses vacation rental services for some of our properties to help residents rent out their space when they are away on vacation, or find guests to share their rooms when they are home. It is amazing for the guests as they have a full home to share with a kitchen and not just a room in a hotel. The guest is able to experience life as a true Angeleno, walking to local restaurants and shops.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. I am a California licensed Real Estate agent and member of BHGLAAR. I am a professional in the industry and have more than 10 years of experience. I follow a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. Our staff provides a tour of the unit, apartment and/or home to guests; we serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully, Raine Phillips

I Welcome Smart Regulation - I Support Short Term Rentals - Please add to council files: 14-135 and 14-0539

August 21, 2015

Honorable Councilmembers:

I began my vacation rental management company six years ago with my own home. I traveled frequently for work and viewed renting out my home as an opportunity to make extra money for improvements I wanted to make around the house. I enlisted the help of my neighbor to be available if my houseguests needed anything while I was away, so my guests could be greeted and know that there was a friendly face just across the street if they needed anything. The funds I made in those early days allowed me to make home improvements that, at the time I couldn't otherwise afford.

Today I am a property manager assisting other owners and managing more than 20 homes throughout LA County including the City of LA. These owners care about their neighbors and neighborhood and choose to hire a management company to be that friendly helpful face for their guests and their neighbors day or night while they're in town.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and provide clear direction to owners and property managers alike who are providing housing for short term guests. There are situations – such as buildings covered under the RSO – that I believe don't make sense as short-term rentals. But I don't agree with implementing policy that would blanketly curtail this valuable, job-creating business, which has existed in harmony within our neighborhoods for decades.

No doubt, there are situations where absent owners rent to loud and inconsiderate guests partying in quiet neighborhoods, however I would say that this is the exception, and not the rule. In my experience, out-of-town visitors and their families are a part of the fabric of our vibrant neighborhoods, considerate people enjoying the lifestyle and community that living in a home provides.

Our company has many protocols in place to ensure that our owners, guests and neighbors have a responsive team in place to handle their needs. Our team greets our guests, provides a tour of the home, shares any noise or neighborhood restrictions and provides recommendations for local eateries or activities. We serve as an emergency contact, available by phone at all hours of the day and night; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by each owner's guests.

For their part, our owners have a variety of reasons they've selected a short term guest rather than a long term renter; here are a few-

Tracy's mother passed away, leaving to her daughter the childhood home where Tracy grew up and comes to each summer with her family from Georgia. Keeping her family home and summer tradition is very important to Tracy, and choosing short term rental guests so she could still visit her home while having a local management company made sense for her.

Sherry and her family had not had a family vacation in years as they lacked the funds to do so. She made her home a short term rental over the summer and had the opportunity to have travel expenses paid while the family made a trip to her husband's native country to see family.

I Welcome Smart Regulation - I Support Short Term Rentals - Please add to council files: 14-135 and 14-0539

Jim and his family purchased a summer home but still wanted to be able to spend time at their primary residence. Sharing their home with guests while they lived elsewhere was ideal and allowed them to return to their home when they wanted.

In all these cases, the **owners want someone to care for their property, help their guests and make sure there is a local contact so that neighbors have someone to call in case of any issue.** By hiring a management company, they make sure that applicable taxes are paid to their municipalities, their guests are signing guest agreements as to how they will behave and treat the home, providing ID, being screened and being advised on what it means to be a good neighbor while in town.

Like many property owners and property managers, I fully support the idea of regulating the short-term rental business. **All of us want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance,** and ensures the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Springs and Palm Desert. Having regulation in place can give cities the tools they need to weed out the owners or managers who are "bad apples", extreme cases of poor property management that highlight when short term rentals don't work.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on the limited evidence focused on the situations where poor management has resulted in neighbors rightly frustrated and upset by inconsiderate short term guests. **Happy neighbors don't usually have a reason to come to city hall to laud the owner next door who's guests are quietly enjoying their neighbor's home.** The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. I would like to work together toward a regulatory solution that protects neighborhoods while leaving our business and our jobs intact.

Respectfully,



Helena Delu-Cooley
Vacation Living LLC

Add to council files 14-1635 and 14-0539 - I support Short Term Rentals.

Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012
Attn: Sharon Gin

I'm writing in support of short term rentals. I live in a rent controlled apartment and have listed a bedroom on airbnb for over a year now, which has singlehandedly allowed me to pursue my career goals. I'm an artist, which means income is never steady. AirBnB has allowed me to supplement my income while dedicating my focus to my pursuits. I have had nothing but positive experiences. I've opened my home to some of the most interesting travelers from all over the world and haven't had one negative experience in the past year.

I do think regulation needs to be implemented when it comes to one property owner buying up several properties and turning them into "mini hotels." Residents then have trouble finding apartments that aren't outrageously expensive, making it more difficult for people to live in a certain area. However, in my case and the case of many others in a similar situation, renting out a bedroom is just an alternative to finding a roommate. It's been an incredible and enriching experience and I would hate to have regulations for renters be so stringent that I would have to give up airbnb in exchange for a roommate.

Thanks for hearing me out! I appreciate your time.

Sincerely,

Local Airbnb supporter

I SUPPORT SHORT TERM RENTALS

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

I recently inherited a home in Los Angeles, and I depend on the income I generate from renting it to guests. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Satterjee". The signature is written in dark ink and is positioned below the "Sincerely," text.

I SUPPORT SHORT TERM RENTALS

Honorable Councilmembers:

I am a Realtor in West LA. I use vacation rental services for some of my properties . I am very hands on in maintaining quiet, and clean apartments for residents and neighbors alike.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what I do. I follow a rigorous safety and security protocol to ensure that the guest and neighbors are happy. I am available by phone 24/7; I respond to any noise complaints by neighbors; and I ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Cynthia Satterfield

Let's use abundant common sense, Not a Reactionary Approach

Honorable Councilmembers:

I am a property manager/owner in Venice, managing 3 quaint eco-friendly cottages near the beach (www.venicebeachecocottages.com). The number of hotel rooms available in Venice versus the number of out of town visitors to Venice, makes this a win-win situation for all parties.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of my property. My cottages, for instance, follows a strict "no party" policy due to the intimate nature of the immediate neighborhood. All of my neighbors have my phone number and know they can call me if any problems arise. I check with my neighbors on a regular basis, and they consistently give me feedback that they enjoy having the cottages nearby. We respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Ross Chapman

Owner

Venice Beach Eco Cottages



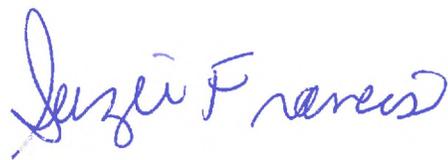
8/20/15

To Whom it may concern

I have worked in the short term rental industry for 5 years now, and the customers I have dealt with love the short term rentals, they are so much more than a hotel room. They have their privacy along with all the comforts of home. It would be a shame for the city council to put an end to the short term rentals. This would be putting 100's of hard working people out of work.

We do offer our employee's health insurance as well, It makes no sense why you would want to put an end to this.

Thank You
Suzie Francis

A handwritten signature in blue ink that reads "Suzie Francis". The signature is written in a cursive style with a large initial 'S'.

Dear City Council,

I am a college student with bills to pay. I was fortunate enough to find a good job within the short-term rental industry. There are quite a few flaws, but every job isn't perfect. For me, I joined this company when it was starting up and have been here for a while, I have gotten adapted to this new life. At first it was alright, but as the company expanded I was getting excited that, as a member of this family, I might receive some benefits; to start, we've been offered health care, something we all need. At this point the company has improved greatly and continues to improve. I enjoy my job, I like the environment and the people I interact with.

Sincerely,
Alexander Droin
562-313-4396

Alex Droin

August 8, 2015

Office of the City Clerk
200 B. Spring St., Rm 395
Los Angeles, CA 90012

Dear City Council,

Its come to my attention that the city wants to shut down the short-term rental industry, I really hope they don't. This industry provides jobs to many people to help support their families and pay their way through different life situations. I, myself, am a single mother and a full-time college student. This company gives me an opportunity to work for my daughter, our life style and to pay for my education, not to mention to grow with the company as we try to expand. Our team gets very good reviews and have not had any problems with our guests whatsoever; we appreciate them as they appreciate us. Please reconsider your proposal.

Thank you

Sincerely,

Victoria Droin



Office of the City Clerk
200 B.Spring St., Rm 395
Los Angeles , CA 90012

August 7,2015

Hi,

My name is Sean and I work for the short term Rentals Industry and my thoughts and words I will be brief,bold,frank and to the point: It's quite a shame how you are attempting to put people out of work that have families, rent,bills,food to put on the table,and gas in the car. I myself am grateful to finally have a job I like,with a company I like,and workmates I like and for you to put that in jeopardy is truly a sad and selfish thing your trying to do. Please check your conscience and yes your heart as a human being. WE ALL DEARLY NEED OUR JOBS!!!! Sincerely Sean Oneill

Thank you,

A handwritten signature in blue ink, appearing to read "Sean Oneill", written in a cursive style.

Sean Oneill

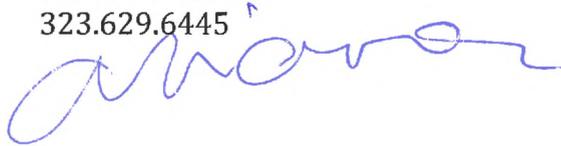
08.15.2015

Los Angeles City Council,

Honorable Council Members,

My name is Alcira Arredondo, and I am working as a housekeeper for a resort that uses its facilities as short-term rentals. Short-term rentals are generating jobs for us and they are giving us the opportunity to work and feed our families instead of being a public charge or collecting money from welfare. Through this letter I want to express that banning short-term rentals is going to be detrimental for us, for Los Angeles City, for the society, not only for me, but also for the rest of the co-workers and their families. Since council members have the power to do so, please allow short-term rentals, to live and work with dignity and respect.

Alcira Arredondo
323.629.6445



Los Angeles City Council

My name is Jorge Castillo my contact number is 818)612-6193. I am writing this letter regarding short term rentals and why it would be a terrible idea for this to shut down. I am a single father and my daughters depend on me . This establishment has made me grow as a person and a worker. They offer my family health benefits which is really important being a single father of two. Please keep in mind that were not only losing our jobs but we will be affected with not having health insurance.

Thank You

Jorge Castillo

Jorge Castillo

8/16/15

To The City Council

Hi My name is David Castillo my contact number is 702)772-4883.I am employed with a short term rental company which is a company that cares about their workers. The company has helped my family with health insurance. This has been my first working company that takes its time to manage and care for their employees. Help us for many families wont be without a job/career.

Thank You

David Castillo

8/16/15

August 10, 2015

Dear Members of the City Council,

I write as an employee for a Short-term Business Company, this letter is to provide you my strong support to maintain and keep the Short-term Rental business in the City of Los Angeles. This is to emphasize how the business has been not only been supporting our livelihood and careers but also in sustaining the hospitality service of the tourism industry of the city.

Being employed in the short-term business has been a very exciting experience; we as a hospitality service do not only provide housing for travelers and tourist but also amenities that they can enjoy a home away from home. This type of business is an added service to the tourism industry where we give more options for our tourist to enjoy the city knowing they can stay at well maintained and secured properties that is available wherever they wish to travel. We have been very fortunate that the business has achieved a growing attention to our vast growing tourist from different countries around the world that we make sure to welcome and guarantee that they not only enjoy their stay but also experience the City of LA.

Our company has not only provided us with sustainable work for ourselves and our families but also provides us with health benefit options. Being able to be a part of a company that does not only benefit the tourism and hospitality industry but also help provides us locals with jobs and the opportunity to develop and use our skills has been very essential to the community. Looking forward, I would like to submit my support to help keep and maintain the short-term rental business in the City of Los Angeles.

Sincerely,


Michael David Vega

(818) 370-1562

Dear Council,

I am an employee of a fantastic business known as short term rentals. I say this because the satisfaction and joy brought to tourists when they arrive to not only their new home but a whole new experience. In my time working, I have learned many life skills and was able to meet a wide sum of people from all over the world. I even keep contact with some today. Ending such a business would be disastrous not only for the tourists who love to stay in a place that provides many amenities but also for the families who made this a career. Thank you for taking the time to read this.

Sincerely,

Joseph Serrano

(424) 273 0493

A handwritten signature in blue ink, appearing to read 'Joseph Serrano', with a long horizontal flourish extending to the right.

August 14, 2015

Dear City Council,

I value and appreciate my job at staycity short term rentals
i'm very fortunate that I can support my family and look forward
to many more years of job security short rentals are a lucrative
way to generate money for the state of California .and the families
that are employed with short term rental company

Sincerely,
Bridget O' Neil
(213) 819- 3114

A handwritten signature in blue ink that reads "Bridget O'Neil". The signature is written in a cursive, flowing style.

August 14, 2015

Dear City Council,

I am writing this letter to address my support in keeping Short-term Rentals in the City of LA. Please know that I value my job working for a company that focuses on short term rental. This company provides me with work so that I can support myself and family. It would be terrible to lose such a great opportunity and career. We have many employees who rely on this type business and it also helps our economy that keeps those who would go on welfare from doing so and also having dignity of having a job.

Please keep short term Rentals going!

Sincerely,

Andrea Desantis

(213) 884- 3534

A handwritten signature in blue ink, appearing to be 'Andrea Desantis', with a long horizontal flourish extending to the right.

August 14, 2015

Dear City Council,

Short term rentals has been a great help to various people not only to myself. It opens up doors of opportunities that otherwise would not be available to the community such as a beach houses, rustic homes, and many different styles of housing. This business has given more than just comfortable living properties but also the satisfaction of being able to travel with ease along the City of LA.

It provides funds for my family and I to keep on. I love my job and everyday I go to work with a smile and come back home still having that smile.

Thank you for taking the time to read this.

Sincerely,
Stephanie White
(323) 500-8023

A handwritten signature in blue ink that reads "Stephanie White". The signature is written in a cursive, flowing style.

Antonio Campos
(323) 337-3958
a.campos_8@yahoo.com

August 10, 2015

Office of the City Clerk
200 B. Spring St., Rm 395
Los Angeles, CA 90012

City Council

I write to you today, in regards of our jobs in the short-term rental industry. I am an employee of this industry. My title is a meet/greet agent. In my position, i'm in contact with hundreds if not thousands of guest that we have had so far. This industry has kept many families, college students, people of all over the world very happy with there short term stay in our units. The smile that these guest present to us when they see their units it's so heartwarming. Our guest just completely love this industry. "Better than a hotel," "a home away from home," is what i hear them say all the time. I just can't possibly believe that our city wants to shut down this industry. Think of all the jobs that will be put in jeopardy. All the effort to make this a better industry will be for nothing. I work really hard and this industry knows that, and takes really good care of me and my family. This industry goes out of their way to insure not only our guest are happy but their employees as-well. So i ask again, why does this city want to shut down our industry? Our company's health insurance will be terminated and our health would be in risk. How will I continue to provide for my wife and kid, where will we live if i'm not able to pay the rent. Without this industry i'm just another statistic in the homeless community. Please, don't shut down this industry.

Thank you for your time.

Antonio Campos



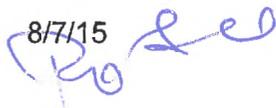
August 7, 2015

Office of the City Clerk
200 B. Spring St., Rm 395
Los Angeles, CA 90012

To our City Council

Hi my name is Rosa Barrientos my cell phone number is 323) 6315282 I am a current employee for a short term rentals company which I love , i enjoy working with guest and this is my career building job. I enjoy working for short term rentals I've work in customer service all my life this is what im great at . Please help short term rentals to keep moving forward in helping their employees to have a safe realiable job. This job is where i feel most comfortable and confident thanks to my job working for short term rental I help my family's needs it is my only source of income now, i do not have a secondary job because i give my 100% on this one. If short term rentals were to be taken out of business so many families would have to struggle to find a job and not only that , but where would we find a job that appreciates our work. This career building job has been my first job where they appreciate employees ,we have health benefits which helps my family alot when ill.

Rosa Barrientos

8/7/15


August 11, 2015

Office of the City Clerk
200 B. Spring St., Rm 395
Los Angeles, CA 90012

City Council,

My name is Tavita Luna my phone number is 310) 9124303. I am writing to you in regards to short term rentals ,I am employed in a one of these company it will be terrible if i were to lose my job I have two children that depend on me only and this company has been very helpful. We have benefits of health insurance which is a blessing . Please help us keep short term rentals going I Love working with this company they know how to appreciate good employees.

Thank You for your time in reading this.

Tavita Luna

A handwritten signature in blue ink, appearing to read "Tavita Luna", enclosed within a blue oval scribble.

August 11, 2015

Office of the City Clerk
200 B. Spring St., Rm 395
Los Angeles, CA 90012

To the Members of Los Angeles City Council:

My name is Maria Pena I am employed in a company for short term rentals. My phone number is 323-738-0526. I am writing this letter to the city council to oppose shutting down short term rentals. This job is a good company and has helped me with offering health insurance which is a blessing to me and my family i am the only person working now my husband is ritired . I hope city council can support us.

Thank You God Bless

Maria Pena





Sharon Dickinson <sharon.dickinson@lacity.org>

Add to council files 14-1635 and 14-0593 - I support Short Term Rentals

2 messages

Charlotte Wolter <techlady@techlady.com>
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Sun, Aug 23, 2015 at 8:09 PM

Dear Ms. Dickinson,

I am a woman who frequently travels alone for business. I rely on so-called "vacation" rentals when I travel. Now I hear that there are moves to limit or end vacation-type rental in Los Angeles. That would be a disaster for me. Here's why.

I stopped staying in large "business" hotels years ago. I find them to be impersonal and far from safe. Other people can see me as I go to my room alone down one of the endless hallways of a typical chain hotel. No one knows my name or knows anything about me. In large hotels, I sometimes find myself next door to or on the same hallway with noisy wedding parties or servicemen on leave, which can be more than a little intimidating. But at a "vacation" rental they know my name, my home address and how long I will be staying. Also, the types people who stay in vacations rentals are much friendlier and pleasanter than those staying in the typical chain hotel. Moreover, when I get back to my room or apartment, the surroundings are friendly and home-like, nothing at all like the cookie-cutter bleakness of the typical chain hotel.

And I can't see myself sleeping on someone's sofa or spare room. I need a well-equipped, comfortable place to do my work.

I am an older traveler, 55+, and I like quiet, safe and comfortable surroundings. Think of the kind of place you would like your mother to stay in if she were traveling alone to a strange city: a big chain hotel or a quiet furnished apartment? I know which would be my choice. And I suspect that many family travelers feel exactly the same way that I do.

Please don't take away the comfort and security that I rely on.

Charlotte Wolter

Charlotte Wolter
927 18th Street Suite A
Santa Monica, California
90403
+1-310-597-4040
techlady@techlady.com
Skype: thetechlady



Sharon Dickinson <sharon.dickinson@lacity.org>

ITEM NO. 14-1635-S2

2 messages

Holly Mosher <hollywoodnt@mac.com>

Sun, Aug 23, 2015 at 11:16 PM

To: councilmember.bonin@lacity.org, councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.fuentes@lacity.org, Sharon.Dickinson@lacity.org
Cc: councilmember.Krekorian@lacity.org, councilmember.blumenfeld@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.ofarrell@lacity.org, councilmember.wesson@lacity.org, councilmember.buscaino@lacity.org

Hello Los Angeles Planning And Land Use Management Committee,
I've heard that on Tuesday the LA City Council is going to hear about the Short Term Rentals at the PLUM Committee.

I am glad that you are looking into this issue, but I want to make sure that my voice is heard as someone who has been doing short term rentals, mixed with longer term rentals for the past 5 years at a property I am planning on developing soon, thus eventually taking off the short term market.

When I started doing short term rentals at the property I bought, the plan was to do it until I was able to get my building plans together and build on the property and then move into it. I have never built a house before, so this has taken longer than I imagined in getting the plans the way I want them.

I currently live in a condo across the street from my rental unit. It's a small bungalow which has been perfect for tourists and often for people looking for an interim house while they are remodeling, or kenneling a dog, or here on an extended vacation. The property is very small, so when I showed to potential renters for longer terms, they felt that it was just a bit too small, or antiquated, without enough closet space, and although they loved it, they just didn't want to rent it for a year or more.

I'm in the film business and my first job was here in LA in 1999 was for 4 months and I had to rent a place at Park LaBrea and rent furniture for the short term. It was a pain, and there were not many options, beyond Park LaBrea or Oakwood, So when I bought this property and heard about VRBO, I thought that I was doing the community a service.

I saw that I was bringing a service to people like me, who often have short term work projects in another city and who needed something for short term, but need it furnished. My property has a large yard, so I've often had guests with 3 dogs, who found this to be the perfect space and they would have had a hard time finding something else.

That said, when I heard that there are entire apartment buildings that have been renting out all of their units as short term rentals, I find that to be not a good practice. They are taking away affordable rentals in the neighborhood and dramatically changing the flavor of the community. Also, ever since I've been renting out the property, I've been paying the 14% LA City tax for rentals shorter than 30 days, and I've heard that not many people are doing that.

I imagine that there is some sensible approach to this, for people who have one property that is in transition which makes sense to rent out, but that would not allow the abuses that are completely modifying the feel of neighborhoods such as Venice. I have to say there have been so many changes here in Venice in the past couple of years since Google moved in, that I don't even recognize Venice as the neighborhood I used to love and be a proud to be a part of. And I think a large part of it is the gentrification that is destroying the diversity. I believe part of the dramatic shift is that too many apartments have been converted into short term rentals, forcing out many neighbors.

I hope that you will take a measured approach to this current dilemma that allows this service to be available on some level, especially when a lot of people come to Los Angeles for short term film projects, where they would like to stay in a home, but that also doesn't allow the abuse that is taking away entire apartment buildings.

Sincerely,
Holly Mosher
Venice, CA

Dear Councilman Englander-

In light of the Planning and Land Use Management committee meeting on August 25th, we wanted to share our very positive home sharing experiences with you.

My girlfriend, Meredith and I live in my childhood home in Encino which I purchased from my parents nearly two decades ago. I have been a successful contractor and run my own business in the valley for over 30 years and Meredith has been a working actress for more than 20 years. As independent contractors, Airbnb has provided a nice supplemental source of income during slow times in both of our businesses. The help it has provided with my mortgage over the past year has allowed me to keep owning and living in childhood home.

Home sharing has been a great resource to our neighborhood, as we have hosted four guests so far who studied at Menchie's University just down the road from us. Our guests support the community through local restaurants and grocery stores on Ventura Blvd, in the Encino Commons area and at the Sherman Oaks Galleria. Most guests rent cars locally and/or utilize the Van Nuys Flyaway. Our guests have ranged from foreign tourists coming to enjoy the local attractions, a Pilates teacher getting certification at an Encino Pilates studio, a single father visiting his children, an adult child putting her mother who is dying of cancer in hospice, a young actress taking an acting summer camp in Sherman Oaks, a hairdresser studying at an Encino beauty school, adult children visiting parents at Belmont Senior Living, a producer in town to produce theatre at the Pasadena Playhouse, grandparents coming to Encino to meet their grandchild, to a minister taking classes locally.

Without exception our guests have been assets to our community and our experiences as hosts have allowed us to give back to our community. Meredith is an active contributor to her local church and to LA's Unstoppable Foundation. She is also a mentor in the LA School District through the Young Storytellers Foundation and was a community partner with this year's North Hollywood CineFest.

I hope you will find, as we have that home sharing is about just that, sharing with the community not taking from it. Over the past year it has made such a positive difference in our lives that we felt the need to do just that, share our thought with you.

Sincerely,
Torey and Meredith of Encino, CA



Sharon Dickinson <sharon.dickinson@lacity.org>

Keep AIRBNB, our future depends on it

2 messages

Shannon Shue <shueshannon@gmail.com>

Mon, Aug 24, 2015 at 8:48 AM

To: councilmember.huizar@lacity.org, kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, joseph.campbell@lacity.org, Councilmember.Krekorian@lacity.org

Dear Councilmember Huizar and the City of LA Council,

We are writing to ask you to consider people like us when you draft the final legislation on home sharing. We are residents of Leimert Park and AIRBNB hosts since 2011. I am a real estate agent focusing on our neighborhood and my partner, Mira, is a life coach for ambitious women entrepreneurs in their 20s & 30s.

Like many millennials, we decided to pursue entrepreneurship after leaving our corporate jobs and we bootstrapped our living expenses by hosting our second bedroom on AIRBNB. When Mira proposed to me two years ago, we decided to host AIRBNB guests to raise the funds for our wedding. Our goal was to raise \$20,000 in 16 months and we did it!

Now with the legal right for gay and lesbian couples to marry in all 50 states, we will tie the knot next month on September 18, 2015. We are extremely excited and our AIRBNB guests enjoy knowing they are contributing to our future together.

After nearly four years hosting on AIRBNB, we have met over 200 guests from around the world. We introduce guests to Southern food like Phillips BBQ; Soul Food from places like Chef Marilyn's; and Caribbean food from Ackee Caribbean Cafe a short walk from our home. When we have musicians visiting to check out the Hollywood scene, they appreciate our suggestion to check out Thursday nights at The World Stage for the open mic Jazz sessions. Our guests are looking for a local experience and the chance to experience authentic Los Angeles boroughs. Our guests often tell us they would have never been able to experience our unique historic neighborhood, African-American food and local culture.

AIRBNB has enable us to pursue our dreams as entrepreneurs, meet amazing people and create a future for ourselves.

We ask that you allow AIRBNB hosts in Los Angeles to continue to build our future in an uncertain economy by writing clear and fair legislation to include people like us.

Thank you,

Shannon Shue and Mira Joleigh

Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Aug 24, 2015 at 8:48 AM

August 23, 2015

Honorable Council Members:

Short-term rentals which have peacefully existed for decades have now rapidly evolved into a critical, innovative and progressive part of our culture and the new economy. Yet as you are well aware, such rentals have been absurdly portrayed as a practice which will first destroy the neighborhood, and then the universe... but only after AirBNB, online rental sites and evil greedy hosts first throw the planet off its axis.

But in truth, what short-term rentals do is allow highly responsible and dedicated, hard-working homeowners to meet budgets and live life in these challenging times. We are no different than the City of Los Angeles itself or the State of California, both of which also struggle — mightily, I might add — to survive in the face of annual, regular deficits... while looking for practical and beneficial ways to balance their budgets.

The vast majority of hosts are caring, sane and sensible — and welcome progressive regulation that is caring, sane and sensible. Because that will support exactly what we constantly do in promoting and supporting Los Angeles as an extraordinary place to visit, work and live.

I respectfully ask you to meaningfully consider the vast benefits short-term rentals and home sharing bring — as evidenced by their government embrace in Austin, Portland, San Francisco and more.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pete Henry', with a stylized flourish extending to the right.

Pete Henry
Los Angeles CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

in regards to Tomorrows #14-1635-S2

2 messages

Ron Zambor <ronzambor@gmail.com>
To: councilmember.englander@lacity.org
Cc: sharon.dickinson@lacity.org

Mon, Aug 24, 2015 at 9:28 AM

August 23, 2015

Dear Council Member Fuentes,

This email is in regards to Council File #14-1635-S2. It has been brought to my attention that the issue of home sharing will be taken into consideration this week and I wanted you to take my story into consideration with discussions on this matter.

I have been a current homeowner for 6 years now and have only been home sharing for about a year now. I am one of many people who moved out here to pursue my dreams in the entertainment industry which as I'm sure you've heard can be really hard. I have many odd jobs here and there, but the one thing that I can always count on is the extra income I make on renting out a bedroom in my home to tourists who come to California and want to experience the great things the state has to offer. The guests that I meet are not only tourists, but all get the same treatment as if they are good friends of mine. I give them recommendations on the area, places to eat, things to do. They really enjoy themselves and do take into consideration the suggestions I make. Since doing this I have even learned a great deal about my own city and what it has to offer. Being a host has enabled me to pursue my dream, fix up my place, and truly love my city.

I recently have saved enough money and am considering buying a new home to continue renting out an extra bedroom. This time with its own bathroom. If legislature goes through prohibiting home sharing I may be at a great loss. I'm afraid I will have to find other ways of paying off the mortgage. Right now I am very dependent on this extra income in this hard economic economy.

I do not think home sharing is for everyone otherwise everyone would be doing it. It takes trust and a certain type of person willing to do this sort of thing. However for those of us who chose to do it I believe its a great service. Many people have their reasons for doing it. I do it because I love meeting new people, but also because its an ideal way to pay my bills which allows me to stay here in Los

Angeles.

I urge you to please keep me in mind when considering the issues on Home sharing. There are many people just like me who really depend on it as well and help spread a positive light in the city of Los Angeles to others who are willing to stay with us.

I invite you to contact me if you so desire.

Thank You for listening,

Ronald J. Zambor

732 580 2085

Reel- <http://www.youtube.com/user/RonaldJZambor>

Re: Add to council files 14-1635 and 14-0593 - I support Short Term Rentals.

Honorable Councilmember:

My husband and I and our two children own a home in Los Angeles and rent the small back house through an online vacation rental service. Renting this space has given us a critically needed source of supplementary income, and I'm writing to respectfully ask that you refrain from implementing any policy that would take that away.

The income we receive from renting out our guest house has been nothing short of a lifeline for our family. My husband and I both experienced fairly significant reductions in our earnings after the 2008 financial crisis. We depleted all of our savings and for the first time, incurred credit card debt. We have now been renting the house for almost a year. It has allowed us to reduce our debt by almost 40%. We've also been able to put some money away for our daughter, who will be headed to college in just 4 years.

We have had quiet, respectful guests and not a single negative experience with any of our neighbors. We pay our TOT promptly every month and have sent our guests to all of the local restaurants, coffee shops, nail salons and other area businesses.

I know there are many others out there like us – people who depend on short-term rental services to make the extra money they need when they fall on hard times or when their day jobs just aren't enough. Before you make a decision on how to regulate these short-term rental services in LA, I ask that you consider the enormous impact they've had on the quality of life for our family, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you,

Miata Edoga

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Miata Edoga

President + Founder

800.768.0281

Abundance Bound

Financial Education for the Creative Soul

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<http://www.FaceBook.com/AbundanceBound>

<http://www.Twitter.com/AbundanceBound>

cc: Sharon Dickinson via email
Sharon Gin via email



Sharon Dic

City Council File #14-1635-S2 - I support Short Term

2 messages

Marc Fiorentino <marc@bvrghospitality.com>

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "ken.ocubillo@lacity.org" <ken.ocubillo@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Honorable Councilmember:

I am a restaurant owner here in Los Angeles and I am a strong supporter of short-term rentals. My father and I are the owners of L'Assiette Steak Frites on Melrose. Even though we are not coming to our restaurant directly because of their stay in an AIRBNB.

We see a lot of families coming in who truly find a benefit to staying in an Angeles, they are saving significant amounts of money by staying as a guest. Those savings directly go towards spending in our local economy at restaurants. There are many pockets of Los Angeles that do not have significant hotel presence. Revitalizing these areas is revitalizing local businesses.

I read recently about Councilmember Bonin's proposal to limit short-term rentals. It is a sensible regulation of this business in our city. But I think the current proposal is a good one for this industry that clearly should be kept intact.

I understand the intent of this proposal – to stop property owners from turning their homes into hotels – but limiting short-term rentals strictly to a property owner's primary residence. If somebody owns a single-family home, they should be able to rent that home out.

Aside from the issue of property owners' rights, the fact is that there's a huge market for comfortable, homey, authentic accommodations. The millions of tourists who visit Los Angeles shouldn't be limited to choosing between a large hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. It's where we draw the line, so that we're not creating unintended consequences. This valuable, job-creating industry that clearly have the right to exist.

As a restaurant owner who depends on spending from guests in short term rentals, I would like you to consider all of the consequences of the proposal before us, before it significantly harm so many Angelenos in my position.

Sincerely,

Marc Fiorentino — Co-Owner & Founder / L'Assiette Steak Frites



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #14-1635-S2

2 messages

Christine Buckhout <christinebuckhout@gmail.com>
To: councilmember.fuentes@lacity.org
Cc: sharon.dickinson@lacity.org

Mon, Aug 24, 2015 at 1:08 PM

Dear Councilman Fuentes,

We are writing to express support of home-sharing in Los Angeles, and are hopeful that tomorrow's PLUM meeting will lead to some reasonable rules for home sharing in the city.

Home-sharing has been a very positive experience for both us and our guests. We love meeting people from all over the country and world, and have had nothing but friendly, clean, and conscientious guests.

Adam has lived in Los Angeles for almost his entire life, and I have been here for about 10 years. We are both working professionals: Adam is a professor, and I am a sales rep for a wine importer.

We recently bought a house in North Hollywood with a unit above the garage for my mother. She lives with us about 4 months out of a year. When she is not with us, we rent out the space to travelers. It is ideal for us, because she gets to have a home in Los Angeles, with her items, close to us. With her limited income, she would not be able to afford to stay anywhere else. Without Airbnb, we would see my mother for only a short period of time, once a year.

Our other options are less than ideal. If we rented the unit out on a yearly basis, we would not be able to have her with us. If we left the unit vacant while she is away, we would be losing valuable supplemental income. Airbnb allows us to have quality time with my mother, while also generating income that one would expect from buying a property with a rental unit.

We often host other parents for extended periods, who are visiting their children and/or grandchildren. Without Airbnb, their visits would most likely also be limited.

Please support legislation that will allow us and other families to keep connected, and able to earn income.

Thank you,

Adam Swenson and Christine Buckhout

Sharon Dickinson <sharon.dickinson@lacity.org>
To: christinebuckhout@gmail.com

Mon, Aug 24, 2015 at 1:08 PM

I will be out of the office until Tuesday August 25. If you need immediate assistance, please call Etta Armstrong at (213) 978-0420 or Patrice Lattimore at (213) 978-1056..

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Sharon Dickinson
Legislative Assistant



Sharon Dickinson <sharon.dickinson@lacity.org>

City Council file 14-1635-S2

2 messages

Osiris Savar <osiris_s@executivelinguist.com>
To: joannekim@lacity.org
Cc: sharon.dickinson@lacity.org

Mon, Aug 24, 2015 at 1:53 PM

To whom it may concern

;

I am a concerned constituent in district 15... in hopes that my voice may contribute to the needed legislation in the home sharing dilemma, I am writing to introduce my self.

First I will begin by assuring you that I am aware that my story of what led to the opening of my home to total strangers is neither unique or perhaps compelling ; none the less here it goes.

As a single mother of two young men I found my self struggling to make ends meet as both of my sons became college bound.

Not having a secular education was and is too a factor in obtaining employment that will allow me to keep with the current economy.

In short just as airbnb came into the scene, I found my self on the threshold of a foreclosure on my residence... this you can verify with BANK of America.

Had I not had the opportunity to list my home, on the mentioned website, I would have lost the only relatively secure possession i have.

State

I sincerely hope that LA comes up with a legislation that benefits not only the constituents but the local government as well.

Sincerely;

Osiris Savar

310-730-9362

Osiris Savar

800-522-2320 x 1104

osiris_s@executivelinguist.com

Executive Linguist Agency, Inc.



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #14-1635-S2

2 messages

Aklia Chinn <akliachinn@gmail.com>

Mon, Aug 24, 2014

To: "kevin.ocubillo@lacity.org" <kevin.ocubillo@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Councilman Huizar,

I phoned your office last week on this matter and was directed to a voice mail system. I left a message registering my support for this legislation. I want to take a moment now to follow up in the hopes of you understand how valuable and important it is for me and thousands of other Angelenos to be able to use platforms like Airbnb to make our homes available to guests in the thriving sharing economy.

I am a single mother, and native of Los Angeles. I have a unique perspective as a property owner, and as a renter myself. I moved my grandmother here from Boston back in early 2013. She lived here happily and in her own apartment for the first year she was here. When her health took a sudden turn for the worse in 2014, I realized that I would quickly need to seek other living accommodations for myself and my son. I would enable her to move in with us. You see I own and lived in a 2 bedroom, 1 bath triplex, but the problem was that it was a split level unit with the kitchen and living room downstairs, and the bedrooms and bathroom upstairs. This would have been impossible for her to manage. So I sought out a 3 bedroom rental, and I did so with no time to spare. I found an apartment in short order, and moved us all in within a matter of weeks. The opportunity to list and rent my former unit on Airbnb allowed me to recoup the costs of moving and renovating the unit after we moved out in a fraction of the time it would have taken had I sought out a long term tenant. This allowed me to take the time and energy I needed to help and tend to my ailing grandmother at a time when she needed it most. Had it not been for Airbnb that move would have created a considerable financial hardship, and would have consumed untold energy and resources I simply did not have.

I understand how dire the shortage of housing is here as well. I have since returned my unit to the local rental market. I have a tenant there now who is coming up on the completion of one year in residence.

I have also helped friends navigate renting their places during times of financial need, and it has always worked out well for them, and their guests as well. It is extremely fulfilling to help make someone's trip special and memorable. In some cases guests would not be able to afford similarly long stays in hotels, which can be prohibitively expensive, so the availability of Airbnb rentals make longer stays more feasible. The more guests stay, the more they contribute to the local economy. This is a win, win, situation.

My grandmother has since passed away, and I am once again on the hunt as a renter. I am experienced with the lack of available, affordable, housing options, but I do not blame the Airbnb phenomenon. There are at least a dozen hotel development projects within a square mile of my business in Hollywood, yet the availability of an affordable house, or apartment for miles! Perhaps it would be wise for the City Council to do more to address the issue and mandate that developers build more affordable housing for long term residents in numbers proportional to the hotels they are building.

I appreciate your time.

Sincerely,
Aklia E. Chinn



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #14-1635-S2

2 messages

niall carney <niallj27@gmail.com>
To: kevin.ocubillo@lacity.org
Cc: sharon.dickinson@lacity.org

Mon, Aug 24, 2015 at 2:28 PM

Dear Sir/Madam,

As a single parent living in Venice, California, my young daughter's security is first and foremost in my mind when it comes to sharing our living space. A year ago it became necessary for me to seek a room mate to live with us and relieve some of the financial burden that was weighing down upon us. After sifting through what seemed to be an endless stream of unsuitable applicants, we believed we had found someone with respect and honesty to share our home only to have this room mate, who shall remain nameless, turn around in true Jekyll and Hyde fashion and reveal an altogether unsettling side of themselves almost instantaneously after moving their belongings into our home. I had done what independent background checking was available to me and was in discussion with the parents of the room mate who lived out of state and i was confident in allowing this person into our home. However, as i explained, the sense of security that i was looking for was non existent and myself and my daughter, who was 6 at the time , spent the next 2 months in awkward living circumstances , in our own home of 5 years i might add, until i was confident with the idea of short term, home sharing. I had initially believed this to be the less secure option, purely out of ignorance on my part as i had not done the research to substantiate this position. Had i done so, i would have saved myself the 2 month lesson i had just painfully lived through. Since joining Airbnb my sense of security has never been in question, prospective guests are more than adequately screened and every person to grace our home has been a joy to host. Always engaging with the utmost respect and adding positive elements and sometimes international flavors to my daughter's upbringing that would certainly be left out under different circumstances . We can allow the most suitable guests into our home for the time we see fit and in no way loose our sense of accommodation. Working with Airbnb in this fashion has been a wonderful relief. As rents continue to rise in Los Angeles, i would be forced to leave the area my daughter has been brought up in without the ability to provide short term rentals being made available to us. The guests we have had stay with us also benefit greatly from this as does the city of Los Angeles . Many people are allotted the benefit of visiting this beautiful and wonderful city by the more cost effective prospect of home sharing, bringing tourism that would otherwise go amiss. My daughter and myself welcome our new guests with open arms and the security and financial relief that partnering with Airbnb has brought to our lives has been truly transformational. The peace of mind it grants me to allow our lives to grow, is incalculable in its benefits.

Sincerely,

Niall Carney

Sharon Dickinson <sharon.dickinson@lacity.org>
To: niallj27@gmail.com

Mon, Aug 24, 2015 at 2:28 PM

I will be out of the office until Tuesday August 25. If you need immediate assistance, please call Etta Armstrong at (213) 978-0420 or Patrice Lattimore at (213) 978-1056..

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Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
Ph. (213) 978-1080
Fax (213) 978-1040

8/22/15

Dear Councilman Jose Huizar,

I am aware that there has been and currently is some very intense controversy regarding short term rental of residence spaces in Los Angeles, neighboring cities and notably in New York and San Francisco, through the Airbnb organization.

I would like to speak directly to this issue from my experience as a Host of Airbnb over the last two and a half years here in Los Angeles.

Before I do, I'd like to share a little about myself. I have lived and worked in Los Angeles since 1970. Most of my life I have been self-employed as a general contractor and also a realtor however in my youth I worked in Los Angeles as an organizer with others in my community to provide much needed services. Together, with friends and committed community members, we established a child care center, food co-op, community law offices and other supportive services in the Echo Park and Silver Lake areas. Building and working with/in community has been a critical focus of my life and work.

I am now 67 years old and am proudly involved in building and connecting with networks of communities worldwide through Airbnb as a Host. Not only am I able to support myself, but I am able to share life, experiences and my amazing Echo Park/LA community with people from all over the world who have a keen interest in visiting and exploring Los Angeles and learning about our culture here. Airbnb came into my life just when I needed it! My financial reserves for retirement had been exhausted as the result of caring for my elderly parents. I was quite despairing as to how I was going to be able to provide for myself as I turned 65. A friend mentioned Airbnb as a possibility. I explored the idea for several weeks and decided to give it a try. It was possible to start up this wonderful business with a minimum outlay of cash and with low overhead. I also went to the LA City Department of Finance and obtained a business license as a short term residence provider and paid my Transient Tax and have continued to do so every month. So in a very short period of time, using only my existing resources, I was able to pull myself out of a financial crisis, generate steady and solid monthly income, provide a warm and welcoming local experience to visitors willing to spend lots of vacation dollars in LA, and provide a steady stream of cash to the LA City Finance coffers. I have made improvements to my property and its street appeal and have grown more knowledgeable of the resources and businesses in my community so that I can better inform my guests of what is available to them on their stay. I can truly say that I am an avid supporter of my local business as an Airbnb host. My guests also enlighten me as to what local businesses they have tried and loved. This completes the circle of synergistic and energetic involvement that I and my guests provide to my community through our involvement with Airbnb as I am able to give our combined feedback to my local businesses, along with any constructive feedback. More than any other money making career that I have had over the years, my Airbnb involvement has dramatically increased by connection to my community in the most positive, interactive ways.

Airbnb's support for their Hosts and Guests is impeccable and 24/7. Their internet infrastructure is mind-blowingly empowering and they are all about community and connection worldwide. In my mind they are one of the most powerful and positive worldwide organizations for building peace and genuine international people to people relationships, that exists. Because their peer review system is integral to

the Airbnb process, most hosts and guests are very concerned about being good citizens and this creates positive social awareness throughout the Airbnb “culture”.

Airbnb is at the forefront of providing leadership in establishing an exceedingly positive model for what the “Sharing Community” can be. There are always challenges when an old paradigm begins to dissolve and a new one takes its place. Fear seems to be at the forefront of this kind of change. As you know, I am sure, a reactive expression of fear often emanates from lack of knowledge and experience with the “New”. Please do not allow fear to play a role in any decision you may make regarding Airbnb. Please listen to those of us in your community who are grounded in the Airbnb experience. Please talk to my neighbors and find out what is really going on. This is the most positive work life experience I have ever had. My neighbors are very supportive of me and refer me to friends and family. Because of Airbnb I am now much more connected to my neighbors than I was before. I now know when new baby community members are about to be born because their grandparents stay at my airbnb “Cottage” and make return visits to see these new little “Echo Parkians”. I get to be a part of these families in a genuinely connected way.

I respectfully submit that Airbnb is a community builder and strengthener. Myself, my community and my business community would feel a profoundly negative effect if we lost the Airbnb connection and the City of LA would lose a very positive cash flow source as well as a good will generating positive business partner. Please support Airbnb because through its existence it truly empowers both local and worldwide community people in the most positive ways and on so many dense, rich levels.

Thank you for your time and consideration,

Stephanie Woods

Airbnb Host

My name is Albert Antonini; I am a resident and constituent of the city of Los Angeles for the past 40 + years and a resident of the Highland Park neighborhood since 1976. We have lived in our current single family residence since 1987.

Our Home Sharing experience came about due to two (2) major life changes:

- 1) Our grown daughters married, left our home and now lead their own lives with their husband(s) and children.**
- 2) We reached retirement age and applied for Social Security Benefits.**

We are now grandparents to 6 children, retired and primarily living off Social Security.

The Home Sharing income has been a blessing. We now rent out the spaces our daughters previously occupied in our home. I don't think we could have paid our mortgage, utility bills, phone, living expenses, etc. without the additional Home Sharing Income. In addition to our financial betterment, we really enjoy hosting people from all over the world and domestically.

We can now help our grandchildren and save for their future scholastic endeavors. Our eldest grandchildren are 14 year old twins (a boy and a girl). The boy plays football with a partial sports scholarship at a private high school, while his twin sister sings for the L. A. Opera and performed with Placido Domingo at the Carnegie Hall in New York last year.

Our home and grounds are kept up and meticulously maintained for the enjoyment of our guest(s). Our neighbors find our home an asset to the neighborhood. There have been no complaints from our neighbors; on the contrary our neighbors go out of their way to welcome our guests to the neighborhood.

We have had many positive reviews from our guest(s) describing their experiences while visiting us and the local neighborhood(s).

We have shared our home with and receive guest(s) from many U. S. States, Europe, Canada, Australia, New Zealand, South America and Asia (Including China, South Korea and India). We have had over 60 visiting families and/or individuals since we started home sharing last October, 2013.

All our guest(s) contribute to the local economy in a big way. Occidental College parents comment when visiting their children they greatly appreciate having the Home Sharing alternative.

We recommend and our guest(s) spend monies at the neighborhood grocery stores, restaurants, gift shops, gold line (metro) and buses to name a few.

Our Guest(s) leave great reviews on the Home Sharing website describing their experiences at our home, local neighborhood and of course the city of Los Angeles. York Boulevard and Eagle Rock Boulevard has become a favorite shopping and dining experience for many of our guest(s). The entire North East section of Los Angeles is benefitting from having Home Sharing entrepreneurs in the area.

Home Sharing has brought the world closer to us and our neighborhood. I do not have enough words to describe the positive experience it has been for everyone.

Some of our guest(s) join us and visit our local church(s) for spiritual nurturing as well.

No Hotel in the world offers or provides this intimate, culturally diverse and loving L. A. experience.

Sincerely,

Albert Antonini



Sharon Dick

City Council File #14-1635-S2

2 messages

Joanna Park <joannapark216@gmail.com>

To: councilmember.huizar@lacity.org

Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org, Councilmember councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@ councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, co councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, coun councilmember.ofarrell@lacity.org, joseph.campbell@lacity.org

My name is Joanna Park, and I am writing to ask you to help create a clear and fair legislat Hancock Park, but have been a part of the Koreatown community my whole life. My parer over 10 years, and I have grown up living in Koreatown and have seen it grow from a pre diverse community in the recent years.

Up until November 2014, I owned a Wetzel's Pretzels franchise in San Diego. Although it long commute and being separated from my husband who works in Los Angeles. Being a travelers from all over the world has not only helped me find a new career path, but it has a connection to the community.

I always provide a Welcome Handbook to my guests that lists local restaurants and busine and have supported many local restaurants. Whenever any of my guests ask for recommen recommend local businesses in Koreatown. I host travelers from all over the world and ha community has to offer. I have also hosted guests that were interested in moving to Los A Angeles living like a true native, they fell in love with the city and have decided to move to gives guests an authentic experience to Los Angeles and makes them feel at home.

Please help create a clear and fair legislation regarding home sharing so I can continue to o experience Los Angeles like a true native.

Sincerely,

Joanna Park

--

Joanna Park

Email: joannapark216@gmail.com

Cell: (323) 440-6691



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #14-1635-S2

2 messages

Lady London <junkmaleonly@gmail.com>
To: kevin.ocubillo@lacity.org
Cc: sharon.dickinson@lacity.org

Mon, Aug 24, 2015 at 3:42 PM

Dear Kevin & Sharon

This is a letter to show my support of short-term rentals for the City of Los Angeles because.... Airbnb.... might have honestly, saved my life....

IT ALLOWED ME TO PRODUCE AN INCOME TO SUPPORT MYSELF:

I believe there are multitude of advantages, allowing LA to participate with organizations such as Airbnb. We live in a state, where it extraordinarily hard to find a job. I myself am MORE then qualified in a few areas, yet struggled finding work for THREE years.

I just needed ONE opportunity & there were too many people, to even be remembered. Airbnb gives an opportunity for good people, to bring an honest income into their home & to feel good about themselves again.

IT'S HELPING ME START MY OWN BUSINESS NOW:

I recently started my own business & have been contacted

already by: Whole Foods, Alexander Steakhouse, The Venice Whaler & a few others... who are ONLY interested in selling or buying from LOCAL businesses. Without the money from Airbnb coming in, there would not have been this amazing opportunity for me. There is no possible way, one could afford to make this happen without the income I earn through airbnb. Not only am I creating a business to support myself... but to my surprise, one seems to be inspiring confidence in other local ladies, in their 20's, to start their own businesses! This feels amazing & NONE of this could happen without the income through Airbnb.

(I want to emphasize that I only support residents and not building owners. There is too much greed with building owners in Los Angeles already. We can see that with the rent prices exceeding most people's income here. They are taking advantage of something that is pure and genuine.)

GUESTS ARE BRINGING MONEY TO LA:

The guests are bringing a segnificant amount of money into the state. I personally see my guests spending money in local markets for food, these new "pre-made" meal companies, shopping at stores from Abbott Kinney, Venice Boardwalk, Santa Monica to downtown LA.. I KNOW, that some of these small stores are only staying open, from the people using Airbnb to travel. Airbnb helps people around the world, afford to stay LONGER... hence, spending more money locally.

I HAVE MADE GOOD FRIENDS & EXPOSES AMERICANS TO OTHER CULTURES:

As a host, living in a city like Los Angeles but not being from Los Angeles, it had been the HARDEST state to make a few good & solid friends. It was starting to get to me & between that & not being able to find work... Let's just say, things were feeling very dark inside. When I started Airbnb, I ended up booking so many people

from my home & all over Europe..... having people from home & around the world brought joy and happiness into my life.

Suddenly.... I didn't feel so alone.

Hoxley-

Please add to council files 14-1635 and 14-0593 - I support Short Term Rentals.

August 24, 2015

Eric Mueller
8581 Santa Monica Blvd. #69
Los Angeles, CA 90069
(323) 251-3742
eric@ericmueller.org

Hello Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

I own a second home in the City of Los Angeles, and I depend on the income I generate from renting it to guests. In addition, I collect the short-term rental tax (14%) and pay it monthly... last year I happily paid over \$7,500 in taxes to the City of Los Angeles. I also employ a housekeeper with two children, who depends on my job in order to pay her bills each month.

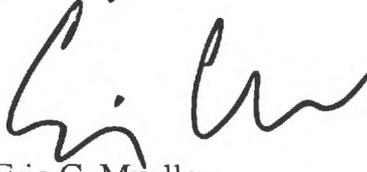
The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense. I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a second home, they should be able to rent that home as they please.

There is also a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be forced to choose between a large hotel and someone's primary residence. My renters are almost exclusively Australian and European families who want to enjoy Los Angeles "like a local" and appreciate the personal service and unique accommodations I provide.

Again, **I have no issue with sensible regulation of the short-term rental business, nor with paying short-term rental taxes.** But we need to be smart about where we draw the line so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric C. Mueller". The signature is fluid and cursive, with the first name "Eric" being more prominent than the last name "Mueller".

Eric C. Mueller
(323) 251-3742



Sharon Dickinson <sharon.dickinson@lacity.org>

City Council File #14-1635-S2

2 messages

dennyfoto <dennyfoto@aol.com>

Mon, Aug 24, 2015 at 4:32 PM

To: Councilmember.Krekorian@lacity.org

Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org

As a resident in Paul Koretz' district since the days of Councilwoman Rosalind Wyman, which encompasses 50 years, I am asking each councilman and councilwoman to understand the effect of the economical fall in 2008 to homeowners and residents like myself. How many of us have been able to turn around our incomes due to home sharing has been astounding.

Due to loss of income in my photography profession for the last four years, I have eagerly embraced the idea of Airbnb hosting. The concept has literally saved my home ownership by hosting a studio room with a separate entrance to my house.

In addition, I am sure to pay my monthly transient 14 % tax to Los Angeles.

From all parts of the U.S., Europe and Asia, these guests come for UCLA workshops, business conferences in Century City, visit family and friends, take the bar, move out of their homes while remodeling and as tourists visit California. I have had five people who are returnees working at studios and companies for short periods of time. Most importantly they are middle income people looking for an economical and pleasant place to stay.

Just as I used to do with ESL students to whom I rented, I have introduced my guests to the businesses and restaurants within my area. This has given these business people a boost also. Every person who has been a guest in our city has counted as an additional contributor to the incomes of the middle class residents and businesses. Cultural bridges have been built in our global world. As a plus many have felt the desire to return because of their terrific experience meeting Los Angeles residents.

Council members I ask you to vote a strong YES to permit legal and fair to all home sharing in the Los Angeles community.

THANK YOU!

Mary Kate Denny

dennyfoto@aol.com

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

When my home on Wave Crest sold to a nice couple from the Valley, I had no idea they planned to turn it into a STR, but they did. My neighbors are very unhappy with the parties and beer bottles strewn about afterwards, and I am embarrassed to have helped disrupt and previously cohesive block, where everyone knew each other and watched over each other, for safety.

I ask that you put neighborhoods first, enforce existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that is workable and enforceable for our communities.

Thank you for your consideration.

Sincerely,

Linda Lucks

13100 Maxella Avenue #4

Marina del Rey, CA 90292

Lindalucks@gmail.com

Cc: Mayor Eric Garcetti
Councilmember Paul Krekorian
Councilmember Bob Blumenfield
Councilmember David Ryu
Councilmember Paul Koretz
Councilmember Nury Martinez
Councilmember Felipe Fuentes
Councilmember Marqueece Harris Dawson
Councilmember Curren Price
Councilmember Herb Wesson

Councilmember Mike Bonin
Councilmember Mitch Englander
Councilmember Mitch O'Farrell



Sharon Dickinson <sharon.dickinson@lacity.org>

I SUPPORT SHORT TERM RENTALS # 14-135, # 14-0539

3 messages

hortencia salcedo <hortenciatravel@yahoo.com>

Mon, Aug 24, 2015 at 4:52 PM

Reply-To: hortencia salcedo <hortenciatravel@yahoo.com>

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Dear Council Members:

I am a resident of Los Angeles and a single mother. My son is going to college for the next 4 years.

To help pay for his school, I need to rent his room part time. What is wrong with that?

I don't mind paying 10% in tax when renting my son's room, but 14% is too much.

Thank you for your attention.

Sincerely,

Hortencia Salce3do

hortencia salcedo <hortenciatravel@yahoo.com>

Mon, Aug 24, 2015 at 5:02 PM

Reply-To: hortencia salcedo <hortenciatravel@yahoo.com>

To: "lseyers@lotflp.com" <lseyers@lotflp.com>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "sharon.gin@lacity.org" <sharon.gin@lacity.org>

On Monday, August 24, 2015 4:52 PM, hortencia salcedo <hortenciatravel@yahoo.com> wrote:

Dear Council Members:

I am a resident of Los Angeles and a single mother. My son is going to college for the next 4 years.

To help pay for his school, I need to rent his room part time. What is wrong with that?

I don't mind paying 10% in tax when renting my son's room, but 14% is too much.

Thank you for your attention.

Sincerely,

Hortencia Salcedo



Sharon Dickinson <sharon.dickinson@lacity.org>

I SUPPORT SHORT TERM RENTALS

3 messages

Alicia Salcedo <aliciatravels@gmail.com>

Mon, Aug 24, 2015 at 4:59 PM

To: councilmember.huizar@lacity.org, sharon.dickinson@lacity.org, sharon.gin@lacity.org

Dear Council Members:

I am a resident of Los Angeles and also a business owner (travel agency)

My son is going to college and to help pay for his school, I need to rent his room part time.

I truly believe that many tourist around the world benefit more because they are paying less than a hotel room, therefore; they can stay longer and spend more money in the City of Los Angeles.

Thank you for your time,

Alicia Salcedo



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Alicia Salcedo <aliciatravels@gmail.com>

Mon, Aug 24, 2015 at 5:06 PM

To: councilmember.huizar@lacity.org, sharon.dickinson@lacity.org, sharon.gin@lacity.org

I SUPPORT SHORT TERM RENTALS # 14-135, 14-0539

Dear Council Members:

I am a resident of Los Angeles and also a business owner (travel agency)

My son is going to college and to help pay for his school, I need to rent his room part time.

I truly believe that many tourist around the world benefit more because they are paying less than a hotel room, therefore; they can stay longer and spend more money in the City of Los Angeles.

Thank you for your time,

Alicia Salcedo

August 22, 2015

Robin Wallace
1717 Griffith Park Blvd, LA, CA 90026

Regarding: Council Files 14-1635 and 14-0593: Short Term Rentals

Dear Councilmember Huizar,

We write to share with you our boots-on-the-ground experience with regard to short term rentals in Silver Lake and to request smart regulation of short term rentals for the health and well-being of our City.

We ask that you consider the many ways that small STRs such as ours benefit our City and provide a much needed service, and we ask that, even if a building is in an RSO area, that the Council consider other factors, such as proximity to business districts, public transport, and the presence (or lack of) existing hotels, when deciding whether or not to grant licenses to STR owners allowing them to continue to do business.

As STR owners, we consider ourselves to be partners with our City and our immediate neighbors because:

- Most of our neighbors live in apartments or small homes that lack space to host their own families. There are no family-friendly hotels in Silver Lake and Los Feliz, and the soon-to-be built hotels are expensive, boutique operations. We fill the gap by providing affordable temporary lodging that's attractive to older couples, working people who are new to the city, and young families.
- We provide accommodations for neighborhood businesses who hire out-of-town workers for temporary gigs.
- We employ maintenance workers.
- We actively manage our property and screen all guests to make sure they won't disrupt the fabric of our neighborhood. Our spaces are small and we don't allow filming or parties.
- We bring new business to local shops and restaurants.
- We collect and pay lodging tax to the City of LA.
- We have made significant improvements to our neighborhood. Before we bought it, our duplex was being used as an unregistered halfway house until it was foreclosed and abandoned, in great disrepair. We now receive many compliments from our neighbors for the improving the safety and aesthetics of our building and our neighborhood as a whole.

We would also like to emphasize that reliable businesses of any sort need to be able to operate year-round. There is no 'slow season' in LA. There is a need for short term accommodations on an on-going basis. For this reason, we would like to

encourage you to consider allowing some rentals to remain open all year, instead of curtailing the number of operable days per year.

We thank you for your consideration and we are eager to work with our City toward regulation that ensures the safety of all guests and well-balanced neighborhoods throughout our City.

Respectfully yours,

Robin Wallace



Sharon Dickinson <sharon.dickinson@lacity.org>

Message from an Airbnb Host in Sherman Oaks in favor Airbnb

2 messages

Melinda Liberatore <liberatore.mel@gmail.com>

Mon, Aug 24, 2015 at 6:06 PM

To: Councilmember.Englander@lacity.org

Cc: sharon.dickinson@lacity.org

Dear Mr. Englander.

My name is Melinda. My husband Tony and I have lived in Sherman Oaks for the past 7 years. In the past year we have become Airbnb hosts. In that time, we have only had positive experiences. We offer our in-law unit to each guest for 2 to 4 days.

Not only has this provided us with extra income to help pay our mortgage and pay other monthly bills but most importantly, we have used the extra money to help improve our home's curb appeal which in turn benefits the whole neighborhood.

Plus we are helping the local economy by providing our guests with information about local vendors. Some specific vendors that have benefited by our being Airbnb hosts include The Topsy Cow, Creme Carmel, Napoli Pizza, Bamboo Forest and our local Ralph's to name a few.

In the past year we have never had any complaints from neighbors and since we limited the number of days per guest, parking is not an issue.

Airbnb as an option is a must for travelers and should not be prohibited. In fact we have booked Airbnb accommodations ourselves and believe it is a much better way to see a city than staying in a hotel.

We have enjoyed meeting travelers from all over the world and feel honored to be mini ambassadors to not only the city of Los Angeles but to the country as a whole.

Home sharing is a unique and special way to see the world and we are proud to be part of it.

Feel free to contact me with any questions or concerns.

Best regards,

Melinda
(310) 930-6016



Sharon Dickinson <sharon.dickinson@lacity.org>

City Council File #14-1635-S2

4 messages

Stephen Tafel <stafel@mac.com>

Mon, Aug 24, 2015 at 5:56 PM

To: councilmember.huizar@lacity.org

Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org, Councilmember.Krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, joseph.campbell@lacity.org

Dear Los Angeles City Council/PLUM,

I kindly request clear and fair legislation regarding home sharing. I am a 12 year resident of LA, tax paying voter, active and conscious citizen, and an Airbnb Host who has been paying my monthly TOT since I first started hosting May, 2011.

In 2010, I had been in severe debt for several years and barely able to manage my most basic need bills. I had gotten to a point where I had consolidated my debt into a loan of about \$30,000. Given my monthly loan payment and regular bills (rent/utilities/food/fuel/phone), I was looking forward to being debt free sometime, maybe in the year 2020-2025. I live in Hollywood and have always had friends visiting me and staying for a short time. One of my friends was an Airbnb Host in Miami and suggested I try renting out my bedroom on Airbnb (as I have always slept in my living room, giving my bedroom to friends). After some research and gaining the agreement of my neighbors at that time, I decided to rent out my entire apartment and stay with friends/live out of my car for a while. Within the first year of renting out my entire apartment to Airbnb Guests, plus working a full time job, and doing odd jobs on the side...I became and remain debt free.

Given the numerous amazing experiences and incredible people I met in that first year of Airbnb Hosting, I was hooked. At the same time, I could not maintain the urban-nomad lifestyle. So I moved back into my living room and offered my private bedroom to Airbnb Guests. Thinking of a story to share with you...I review the countless memories, experiences, and friendships that I have made over these 4 years, stop in awe and smile, with a bliss filled teary eyes. I hope to be an Airbnb Host for the rest of my life...I welcome the entire world into my home, wherever my home may be. Two years ago, I even opened a second listing in a newer building nearby to allow my guests the option of a private studio. I take great pride and joy in taking care of travelers from around the world and sharing my beautiful city of Los Angeles. As a host, I have learned so much about the city of Los Angeles and the whole planet, all the people and different cultures, and most importantly I have learned so much about myself. The amount of personal and professional growth I have experienced since becoming an Airbnb Host is priceless. Too many stories to share, therefore I will summarize some of my 'citizen learnings' here:

1. We, Airbnb Hosts, Citizens of Los Angeles, provide a safe and inexpensive place to stay, without long-term commitment, without expensive deposits, **for Students, New Families, Workers, Artists, Actors, Comedians, Singers, Entertainers, all the support services, makeup artists, lighting, film and photographers, moving to(and from) Los Angeles, transitioning into their new lives with the help of a Local Concerned Citizen at an affordable rate** and not only a place to rest, but to network, practice, and promote and sometimes even conduct their businesses.
2. We, Airbnb Hosts, offer safe, clean, unique, and affordable accommodations which then allows the traveler to spend more money in the local economy, shopping, seeing the sites, conducting business, and buying food. So many of my travelers arrive with one empty suitcase and one full suitcase, but always leave with all luggage overflowing.
3. We, Airbnb Hosts, are Conscious Citizens by trade, as we want our communities to be safe and clean and fun, to share with our Travelers, to share with our world. We are proud Citizens and we are one of the many diverse Faces of Our City as it shines out the world.

4. We, Airbnb Hosts, pay(or will pay) Transient Occupancy Tax, 14%, for me, I currently pay anywhere from \$500-800/month...

Say the City collects just \$500/month in TOT x 4000 Airbnb Hosts=

\$2,000,000 / month(or more) for Los Angeles...SEE HOW MUCH WE GIVE!!!! AIRBNB HOSTS LOVE-LOVE-LOVE LOS ANGELES!!!!

Please help create clear and fair legislation for home sharing.

Thank You,

Stephen Arti Tafel
1746 N. Cherokee Ave.
Apt 4V
Los Angeles, CA 90028
+1-805-432-1179



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Mr. Merlin Williams <mmerlin21@gmail.com>
To: "kevin.ocubillo@lacity.org" <kevin.ocubillo@lacity.org>
Cc: "sharon.dickinson@lacity.org", <sharon.dickinson@lacity.org>

Mon, Aug 24, 2015 at 6:26 PM

Dear Councilman Jose Huizar,

Please take the time to read my letter, regarding Air Bnb, and how its services benefit the community. In great hopes to preserve this service and its greatness, I would greatly appreciate it if you would attach it to the city file. Thank you.

Regards,
Merlin Williams

 **Los Angeles Planning Commission Letter.pdf**
36K

Sharon Dickinson <sharon.dickinson@lacity.org>
To: mmerlin21@gmail.com

Mon, Aug 24, 2015 at 6:26 PM

[Quoted text hidden]

Oct. 24th, 2015

Subject: Support of Home Sharing

Dear Councilman Jose Huizar,

I am writing to express my support of home-sharing in Los Angeles and its importance in the community. It has recently been brought to my attention that there is a growing concern about this service because California feels that there needs to be tighter regulations imposed. Many of those in favor of the dissolution of this service have pointed out a few things that have garnered some attention. They have noted instances, such as tenants collecting unreported income and Airbnb renters throwing parties on rental property. Both of these are very valid concerns and I completely agree that renters should pay taxes for any commerce, which is conducted in their households. As for loud parties, I feel that they are a nuisance, regardless of property being used as a rental. Despite being duly noted, these examples don't detract from the beauty of what this service has to offer.

Many renters and homeowners use this service because the cost of "surviving" has been increasing annually, despite the wages of many remaining stagnant in our economy. The people that use the service to rent out multiple listings around the city are definitely taking advantage of the service. They definitely aren't the norm. Most people use the service to subsidize the higher costs of "surviving" and to spread the sense of community. This is a truly remarkable service that allows people to open their homes, develop new friendships, and make rent prices more manageable in the process.

I have been traveling around the world for the last 17 years. It started as a simple passion of mine and now it is pertinent for my trade. I have never stayed in an American hotel overseas because I feel that it deters me away from the true experience of another country's culture. Hotels and motels deal with extremely large volumes of travelers that usually don't bring a high level of regard for their rooms during their short stays. I used

to stay in hostels exclusively because of the other travelers I would meet. It felt great to share experiences with others and expand my worldwide family of friends. When I learned about Airbnb, I became instantly excited because it allowed me to connect with local families and locals. It really enhances the experience when you can really connect with people in the comfort of their own homes. It provides an unparalleled connection that hotels fail to offer, despite the genuine hospitality of the hotel staff.

A great benefit of the Airbnb platform is the establishment of a community. I have created ongoing friendships with people that have remained constant. There are also instances where a guest has returned more than once because their job requires them to travel here multiple times annually. Someone is always on the premises, whether it is my roommate or myself. Our guests have always respected our home, as it were their own. Issues regarding parties or loud noise haven't been a concern because that isn't the purpose of us sharing our home with others. The same way our landlord wants us to respect our living space is the same level of respect that our guests willingly provide.

In conclusion, I ask you to please consider the great opportunity that Airbnb provides to Los Angeles residents and attach this letter to the city file. It creates friendships, ongoing relationships, and the ability for taxpayers to remain in Los Angeles to stimulate the local economy. The moment that the basic necessities of "living" become inaccessible, then it puts everyone in survival mode and the economy cannot thrive. The legalities of Airbnb can be fine tuned to make sure that income is reported, but a service like this should be allowed to thrive because of all the benefits that it brings to the table.

Sincerely,

Merlin Williams

Letter: Before Acting, Consider Unintended Consequences

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Brandon Rud



Sharon Dickinson <sharon.dickinson@lacity.org>

LASTRA

2 messages

Grace Gehman <wishlistdesigns@mac.com>

Mon, Aug 24, 2015 at 7:12 PM

To: sharon.dickinson@lacity.org, sharon.gin@lacity.org

Dear Ms. Dickinson, Ms. Gin:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. We have had several worldwide travelers who were excited at the prospect of living in a community and immersing themselves in the nuances of neighborhoods, often coming to stay for 3 weeks while heading off to Disneyland or San Diego for day trips or overnight trips. In addition we are noticing a huge increase in companies, both Canadian and domestic, sending teams of people to work in the area and looking for accommodations other than an expensive hotel with merely a bed and bathroom for a single. Our kitchen is being used as a defacto conference room where travelers are holding their group work meetings. In one case we had a client who brought her entire family with her from New York while she was coordinating a big show at the Nokia theatre with major talent performing. They all stayed for 3 weeks while she worked. Her kids enrolled in surf camp, her mother looked after them and her husband and girlfriend joined them periodically. When she needed to be on call at LA Live, she rented a room for the night. Neither she, her mother nor her kids were interested in living in a hotel for 3 weeks. The alternative is that she would have left them at home and traveled back and forth between coasts. I hope this is giving you some sort of idea about alternative accommodations for which travelers are looking. We have hosted weddings, family reunions, girls weekends not to mention avid Rose Bowl groups coming to support their College teams all wanting to stay together and unable to afford separate hotel rooms in a decent place. In addition we employ 2 -3 people who would otherwise be unemployed to help run the house. I guarantee you that most LASTRA members want to pay their hefty TOT taxes and be above ground.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Add to council files 14-1635 and 14-0593 - I support Short Term Rentals."

Dear Ms. Dickinson, Ms. Gin:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. We have had several worldwide travelers who were excited at the prospect of living in a community and immersing themselves in the nuances of neighborhoods, often coming to stay for 3 weeks while heading off to Disneyland or San Diego for day trips or overnight trips. In addition we are noticing a huge increase in companies, both Canadian and domestic, sending teams of people to work in the area and looking for accommodations other than an expensive hotel with merely a bed and bathroom for a single. Our kitchen is being used as a defacto conference room where travelers are holding their group work meetings. In one case we had a client who brought her entire family with her from New York while she was coordinating a big show at the Nokia theatre with major talent performing. They all stayed for 3 weeks while she worked. Her kids enrolled in surf camp, her mother looked after them and her husband and girlfriend joined them periodically. When she needed to be on call at LA Live, she rented a room for the night. Neither she, her mother nor her kids were interested in living in a hotel for 3 weeks. The alternative is that she would have left them at home and traveled back and forth between coasts. I hope this is giving you some sort of idea about alternative accommodations for which travelers are looking. We have hosted weddings, family reunions,

girls weekends not to mention avid Rose Bowl groups coming to support their College teams all wanting to stay together and unable to afford separate hotel rooms in a decent place. In addition we employ 2 -3 people who would otherwise be unemployed to help run the house. I guarantee you that most LASTRA members want to pay their hefty TOT taxes and be above ground.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Grace Gehman
Venice, CA

The Honorable Jose Huizar
Chair, Los Angeles City Council Planning and Land Use
Management Committee
City Hall
200 N. Spring Street, Suite 465
Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Chairman Huizar,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Planning and Land Use Management Committee meeting on August 25, 2015.

I am a resident in Los Angeles and I a single mother of a daughter. I could hardly hear of my left ear because I got injured many years ago. As a foreigner, it is impossible to find a job with disability. I have a husband who paid nothing and owed a lot of debts and I need to find a way to send my daughter for master programs. I can't be more thankful that Airbnb solved my money crisis. I love to meet people from all other places and provide them a good place to live. I could find my place at U.S that I could still earn some money and doing something I like.

I truly wish we could still be hosts through airbnb. It benefits so many people who are desperate to survive in US. And it speeds up US economics for sure.

I feel grateful that I could financially support myself and my daughter through airbnb. Please consider a fair legislation for short-term rentals in Los Angeles.

Sincerely
Xianzhi Zhang



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File No. 14-1635-S2

1 message

Alex Grover <ofthegrove@gmail.com>
To: councilmember.bonin@lacity.org
Bcc: sharon.dickinson@lacity.org

Tue, Aug 25, 2015 at 12:12 AM

The Honorable Jose Huizar

Chair, Los Angeles City Council Planning and Land Use Management Committee

City Hall

200 N. Spring Street, Suite 465

Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Chairman Huizar,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Planning and Land Use Management Committee meeting on August 25, 2015.

I am a resident in West LA.

The ability to share my home allows me to earn extra income and also to travel affordably in other places using homesharing. It helps me to feel happy and secure in the knowledge I can manage my life financially without any other support. Please consider a clear, fair, and progressive legislation for short - term rentals in Los Angeles. Thank you very much.

Sincerely,

Alex Grover

Please add to Council files 14-1635 and 14-0593 – I support Short Term Rentals

August 25th, 2015.

Jose Huizar, Chair, Planning and Land Use Management

Dear Councilmember Huizar,

I manage a small number of Vacation rentals in the Studio City, Sherman Oaks and Valley Village areas. They vary in size from 1 bedroom studios and apartments to 3 bedroom homes.

We accommodate a large number of guests who are coming to Los Angeles for various reasons, and stay from a few days to a few weeks.

About a third of our guests are grandparents who come every few months from other states to visit their children and grandchildren who live in the area. About 20% are business travelers, and entertainment industry people coming to work in Los Angeles.

We also have many guests who come for extended medical treatments and desire peaceful surroundings with a garden, kitchen etc to recuperate.

We also welcome large numbers of tourist families from all over the world coming to visit Universal Studios, Hollywood, our beautiful beaches and all the attractions that our city has to offer.

We are paying the required 14% lodging taxes every month which amounts in our case to approximately \$100,000.00/year.

Please also take into account the vast amounts of money that tourists are pouring into our economy for food, restaurants, tickets, rental cars, entertainment venues like Universal, Disneyland, shopping etc. Banning vacation rentals would be a huge blow to our recovering economy.

We are very concerned with ensuring that our guests do not disturb our neighbors and have a strict rental agreement policy which does not allow "parties" or events of any kind.

We fully support the regulation of vacation rentals, which will bring all vacation rentals into compliance, so all may continue to benefit from this popular alternative to staying in more expensive hotels.

All of our guests have expressed their need for vacation rentals as an option as most cannot afford more expensive hotels and would not be able to visit as often, if at all.

I would be happy to provide some letters from some of our guests if needed.

If you have any questions, please do not hesitate to ask.

Sincerely,



Helen Walker

lagardensuites@gmail.com

(818)404-0070 cell



Sharon Dickinson <sharon.dickinson@lacity.org>

RE: City Council File #14-1635-S2, Council File #14-1635-S2

1 message

Mary Ann Halpin <mountainmary1313@gmail.com>

Tue, Aug 25, 2015 at 8:17 AM

To: councilmember.huizar@lacity.org

Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org

To: Councilman Jose Huizar

RE: City Council File #14-1635-S2, Council File #14-1635-S2

Dear Councilman Huizar,

I'm writing to ask you to support home sharing. I've been lived in the area for over 34yrs, I'm a tax-paying voter in Herb Wesson's district and I'm an Airbnb Host.

My husband and I are artists, photographer and jazz singer. In the last few years it has been quite a struggle to make a living in our profession so we have taken on other ways to bring in money and support ourselves. My husband drives for Uber and I do beauty consulting. We are in our 60's so it makes it doubly hard to keep our heads above water financially.

We are proud to say that we've shared our townhouse with many many guests from all over the world who have directly benefitted local businesses. My husband and I provide a list of local stores and restaurants to all of our guests.

We count on home sharing to help us survive in this challenging economy. To be honest with you, if we couldn't do home sharing to help us we would not be able to survive and could lose our play of residence!

Please help create clear and fair legislation regarding home sharing.

Thank you for your time!

Mary Ann and Joe



Sharon Dickinson <sharon.dickinson@lacity.org>

City Council File #14-1635-S2

3 messages

Anya Soydova <asoydova@gmail.com>
To: sharon.dickinson@lacity.org, kevin.ocubillo@lacity.org

Fri, Aug 21, 2015 at 2:49 PM

Dear Jose Huizar and Council Members:

My name is Anna Soydova and I am writing to ask you to help create a clear and fair legislation regarding home sharing.

I have been a resident of the city of Los Angeles for the past 3.5 years. I started Home Sharing in December, 2014 primarily because of financial reasons. My husband is currently unemployed and we are living on a single income. The Home Sharing income has helped us tremendously. The Home Sharing income has allowed us to live and pay our bills, as well as invest in other passions such as historic preservation and restoration of older housing stock in Echo Park/Silverlake areas.

In addition to our financial betterment, we find that we are better neighbors. Our home and grounds are kept up and meticulously maintained for the enjoyment of our guests and our neighbors commented complimenting us on restoring a run-down 1907 bungalow and making our home an asset for the whole neighborhood. We have had so many great positive experiences hosting people from all over the world. We have received guests from many U.S. States, Europe, South America and Asia (Including China and India). We have had over 50 visiting couples and individuals since we started home sharing last December. All our guests have contributed to the local economy in a significant way. We recommend our guests to use local businesses, neighborhood stores, restaurants, local attractions and public transportation. The great majority of our visitors have sent us raving reviews describing their experiences at our home, neighborhood and of course the city of Los Angeles. The entire community is benefiting from having Home Sharing in the area. Home Sharing has brought the world closer to us and our neighborhood. I do not have enough words to explain how positive an experience it is for everyone.

I urge you to consider people like myself when you draft the final legislation on home sharing.

Sincerely,

Anna Soydova.

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Fri, Aug 21, 2015 at 3:19 PM

--
Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
Ph. (213) 978-1080
Fax (213) 978-1040
sharon.dickinson@lacity.org



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[Quoted text hidden]

rachel davis <doctorrae@gmail.com>

Fri, Aug 21, 2015 at 4:32 PM

To: councilmember.huizar@lacity.org

Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org

August 21, 2015

RE: City Council File #14-1635-S2

PLUM Committee Chairman Jose Huizar

I am a retired widow, long time resident of Venice and I am asking you to support home sharing. I have never been a large wage earner and my social security payment does not come close to covering my monthly expenses. My great fortune is that over 35 years ago my husband and I were able to buy a small house with a guest house in Venice.

I heard about home sharing from a friend and decided to see how I liked it. I cleared out all the years of accumulated stuff and turned both small residences into charming spaces. I stay in the one that doesn't have guests that day! I get such pleasure from welcoming guests -leaving them a bowl of fruit, some chocolates, some roses from my garden, something special to let them know they are staying with some-one who really appreciates their stay. For the first time in 35 years my home is looking after me instead of draining my resources. I can pay my taxes and utilities and have enough left over to go out to eat from time to time. How can this be a bad thing?

I ask my guests to leave brochures and menus from places they enjoy for the next guests and, by what they leave I can see they are having a huge, positive impact on all the local business on Abbot Kinney and around Venice. If my guests are going out and spending money locally, I am sure that most of the other guests in home sharing situations are doing the same - really great for our local economy. I have had many many guests stay from many countries and many cultures and have never had a single bad experience. I let my neighbors know at the beginning what I was doing and I have had only positive feedback from them too. How can this be a bad thing?

I urge you to support fair rules that do not ban short-term rentals. I support fair regulation of the short-term rental industry, I will pay the necessary fees and taxes that may be required, but please do not take away this opportunity for me and other hosts like me to have a better quality of life and a more positive impact on my local economy. How can this be a bad thing?

On August 25th, please support keeping short-term rentals a viable option for homeowners like me.

Yours sincerely

Rachel Davis

cc: Councilman Mike Bonin
Sharon Dickinson
Kevin Ocubillo



Sharon Dickinson <sharon.dickinson@lacity.org>

Add to council Files 14-1635 and 14-1053 I support Short Term Rentals

1 message

Richard Caine <rickcaine98@gmail.com>
To: councilmember.huizar@lacity.org
Cc: sharon.gin@lacity.org
Bcc: sharon.dickinson@lacity.org

Fri, Aug 21, 2015 at 4:34 PM

Honorable Councilmember:

A few months ago I stayed in a vacation rental house in Los Angeles for two weeks. This house would not be considered "affordable housing" as it was a 3 bedroom, 2 bathroom home. The neighbors I met were all aware that the house was being used as a short term rental and they had no objections. In fact, they were helpful when I needed to know what day to put out the garbage and recycling. I was in Los Angeles because my child needed ear reconstruction surgery and this was a much better place to relax in between the surgeries. My son loved the peacefulness of the home and this is something that would not have been unattainable in a busy hotel. I am grateful to the homeowners for opening their home to us.

I paid a 14% hotel tax and the owner forwarded the taxes to the city so this is of benefit to Los Angeles as well. I was also carefully vetted by the homeowners who told me they decide on a case by case base who they will rent to. They are apparently quite selective about it, which the neighbors whom I met greatly appreciate. I would highly suggest you come to terms with short term rentals which are here to stay. In my travels, I have rented short term apartments and houses in Paris, London, New York and Madrid and have never had a bad experience. Please find a solution that embraces the future and welcomes the burgeoning new economy.

Regards
Richard Caine



Sharon Dickinson <sharon.dickinson@lacity.org>

The Council File #14-1635-S2

2 messages

Shahla Ohebsion <shohebsion@yahoo.com>

Fri, Aug 21, 2015 at 4:50 PM

To: councilmember.huizar@lacity.org, kevin.ocubillo@lacity.org, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "david.hersch@lacity.org" <david.hersch@lacity.org>, "steve.m.garcia@lacity.org" <steve.m.garcia@lacity.org>
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Reference: Council File #14-1635-S2

Dear Councilman Jose Huizar,

Thank you so much for allowing me the opportunity to reach out to you. I'm writing in regards to the upcoming August 25th Planning and Land Use meeting on home sharing. I'm an Airbnb Host living in Paul Koretz's district, in Westwood for the last 15 years.

I'm a part-time book-keeper, which unfortunately does not supplement my living expenses. I started home sharing, after learning about Airbnb through my daughter. It is not an extra source of income, but as a means for me to be able to pay my bills, and continue living in a place I've called home for 15 years.

There is a negative connotation when describing guests as "transients," but all of my guests are all related to UCLA programs. They are either extension students, parents coming to Los Angeles to visit their children who study at UCLA, or coming here for internships and seminars. The most recent guest I've had came from another country, and was already hired by a professor at UCLA. She now lives in Westwood, and we're still in contact.

I have never had any problems with neighbors in the past 4 years since I've been home sharing. I'm not contributing the removal of affordable housing stock, because I am sharing my primary space that I also live in. I believe I am actually helping contribute to occupy the rental market, because the guests that are coming here from foreign countries for education, staying with me on a short term basis, are looking for a place to permanently move in to. They now all live in the area.

I've helped many of my guests during their transition period, by familiarizing them with the area: driving them around, helping them to rent/buy a car, recommended them to many local businesses, etc... Guests is not even close to what I would describe them, they are more like family.

This is why I am hoping that you take into consideration responsible hosts like myself, who positively contribute to the community, when creating regulations on short term rentals.

Sincerely,

Sheila Ohebsion

Doina Olteanu

(818)671-9618

dstancovici@yahoo.com

Office of the City Clerk
200 B.Spring st. Rm.395
Los Angeles CA, 90012

I write to you today, in regards of our jobs in the short-term rental industry. I am an employee of this industry. My position is known as zone manager. In my position i'm in charge of ensuring everything goes according to plan. I keep the employees happy and help maintain a balance work schedule to distribute hours for the workers equally. Here in this industry we take care of employees as much as we take care of the guest. With a happy employee you will achieve outstanding work productivity. Does ensuring that our guest will come to a beautiful clean unit thats is beyond expectations. I like to make sure when we tell our guest about our luxury apartments that is luxurious as possible, and it all starts with us employees. We make sure our employees including myself are taking care of, starting with great company health insurance. Health insurance is very important me and my family, without it i'd be stacked with high medical bills. This industry does is best to help me out. Financially they keep me happy, i'm so grateful to be able to help provide for my family. This industry does so much for this city. I love the short term rental industry and I could just go on and on of how great it is. Lets not shut down this industry we get no benefits from doing that. We be destroying the careers and financial stability that I work so hard to build. I see no reason to shut down this industry, what good can come from it? You wouldn't be helping the city and you wouldn't be helping the economy.

Doina Olteanu