

Sept. 8, 2017

To: City Council members

From: Jane Taguchi

I come here today as a problem solver.

I am here to offer you a solution to three

City concerns:

- (1) the city's crushing affordable housing crisis,
- (2) the disruption to neighborhoods, like mine, caused by commercial short term rentals, and
- (3) the desire of many to make extra money on short term rentals with their property.

I did a recent search on Airbnb which showed there are over 300 entire units ^(Item 1) within 2 miles of my own home. Include these with all the commercial Airbnb's from the entire city, you have about 18,001 ^(Item 2). Put these back into the housing market and our hard working Angelino neighbors will have more affordable housing options.

The other 13,252 ^(Item 2) hosts, true home sharers, can continue to earn extra income (per the draft ordinance) if they live in one of their own properties. The average nights that a Los Angeles Airbnb host rents out is 93 days ^(Item 2) a year, so a 90 day cap a year is reasonable especially once you eliminate all the commercial operators.

The Solution:

Require that Airbnb screens the hosts as they sign up, and monitor them on an ongoing basis. After all, they are internet tech experts. This will save the City from needing to hire as many staff for enforcement. This will save Airbnb from having to litigate against the City. This will save neighbors, like myself, from enduring more and more vacation rentals that do not belong in our neighborhoods and assure us peace of mind.

This is a plan that the City Council can use to solve our housing crisis and control short term rentals. Let's adopt an ordinance similar to the one in Santa Monica.

Establish the right policies and we all win.

Sept. 8, 2017

From: Jane Taguchi
1963 Redesdale Ave., Los Angeles, CA 90039
323-360-1781 • jteis@sbcglobal.net



Dear City Council members:

I am Jane Taguchi, born & raised in Los Angeles, and my husband and I have been living in Silver Lake for over 21 years. Lately, I have been spending more and more of my time on caring for my elderly parents who live in Winnetka. The issue of homes and neighborhoods is very important as well and so I am here today.

I have spoken before and told you about the bully Airbnb host across the street from me. She took me to civil court as a gesture of revenge and intimidation. I have since attended every single Committee meeting or City Council meeting having to do with Airbnb / Short Term Rentals because her type of commercial Airbnb should never have occurred. But today, I appear before you as a problem solver.

I am here to offer you a solution to three City concerns: (1) the city's crushing affordable housing crisis, (2) the disruption to neighborhoods, like mine, caused by commercial short term rentals, those with multiple listings and where there is no full time resident, they are essentially empty housing units, and (3) allowing short term rental hosts to make extra money with their property.

I happened to do a search on Airbnb recently, and it showed over 300 entire units within 2 miles of my own home.^(Item 1)

But a more scientific search of data from website InsideAirbnb.com shows more units than I estimated. It shows 74.9% of the 696 Entire home/apt in Silver Lake for a total of 521. Add these and all the commercial Airbnb's from the entire city back into the housing market for a total of 18,001^(Item 2) Entire home/apt (57.6% of 31,253), and our hard working Angelino neighbors will have more affordable housing options.

The other 13,252^(Item 2) hosts can continue to earn extra income from a room in their homes where they live. If they live in one of their own properties they can short term rent an available room.

This is a plan that the City Council and City Planning can use to solve our housing crisis and control short term rentals. Let's adopt an ordinance similar to the one in Santa Monica. But we need to add Airbnb as part of the team. They can screen all the hosts. After all, Airbnb has great experience with computer tech stuff.

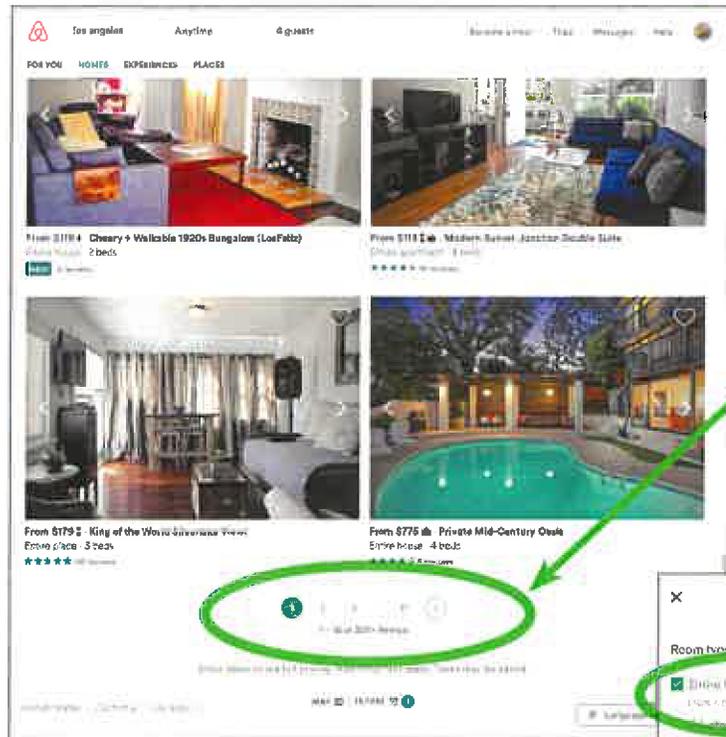
Establish the right policies and we all win.

Sincerely,

Jane Taguchi

Item 1:

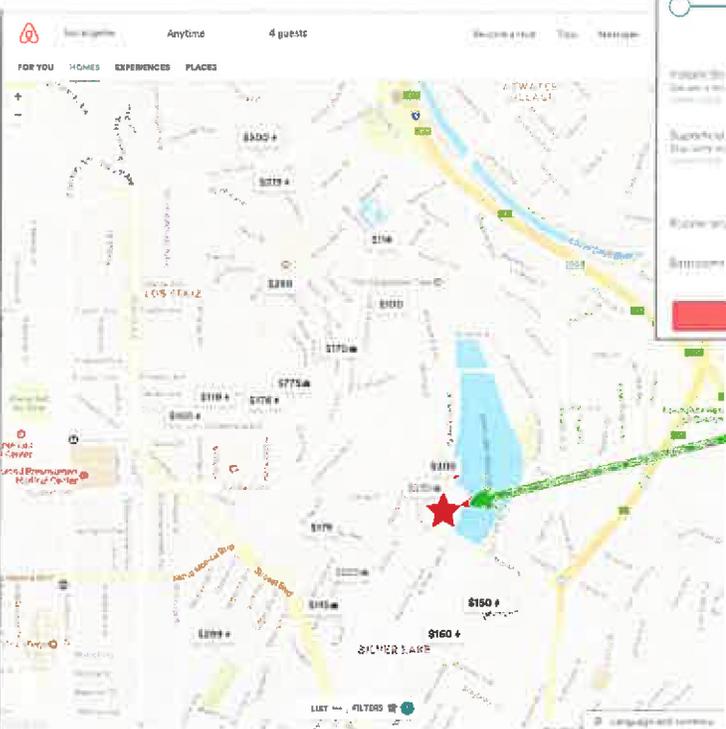
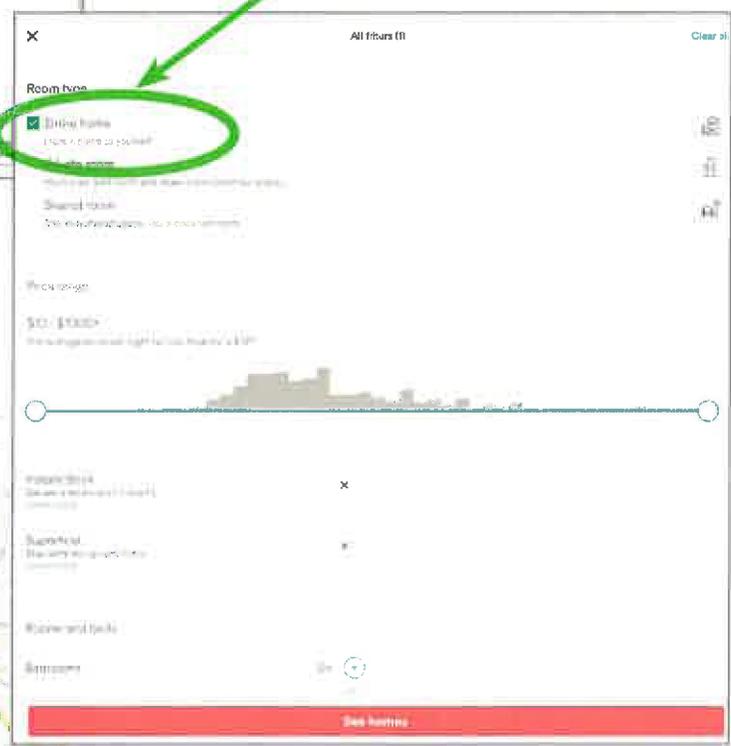
Airbnb units within 2 miles of my home using the map search feature. These are all commercial businesses. One of over 300 just in this small area in Silver Lake. "Entire home" is available for Airbnb vacation rental.



Over 300 "Entire home" rentals. These are Commercial rentals with no one living there. Over 300 homes that could be homes to full time residents!

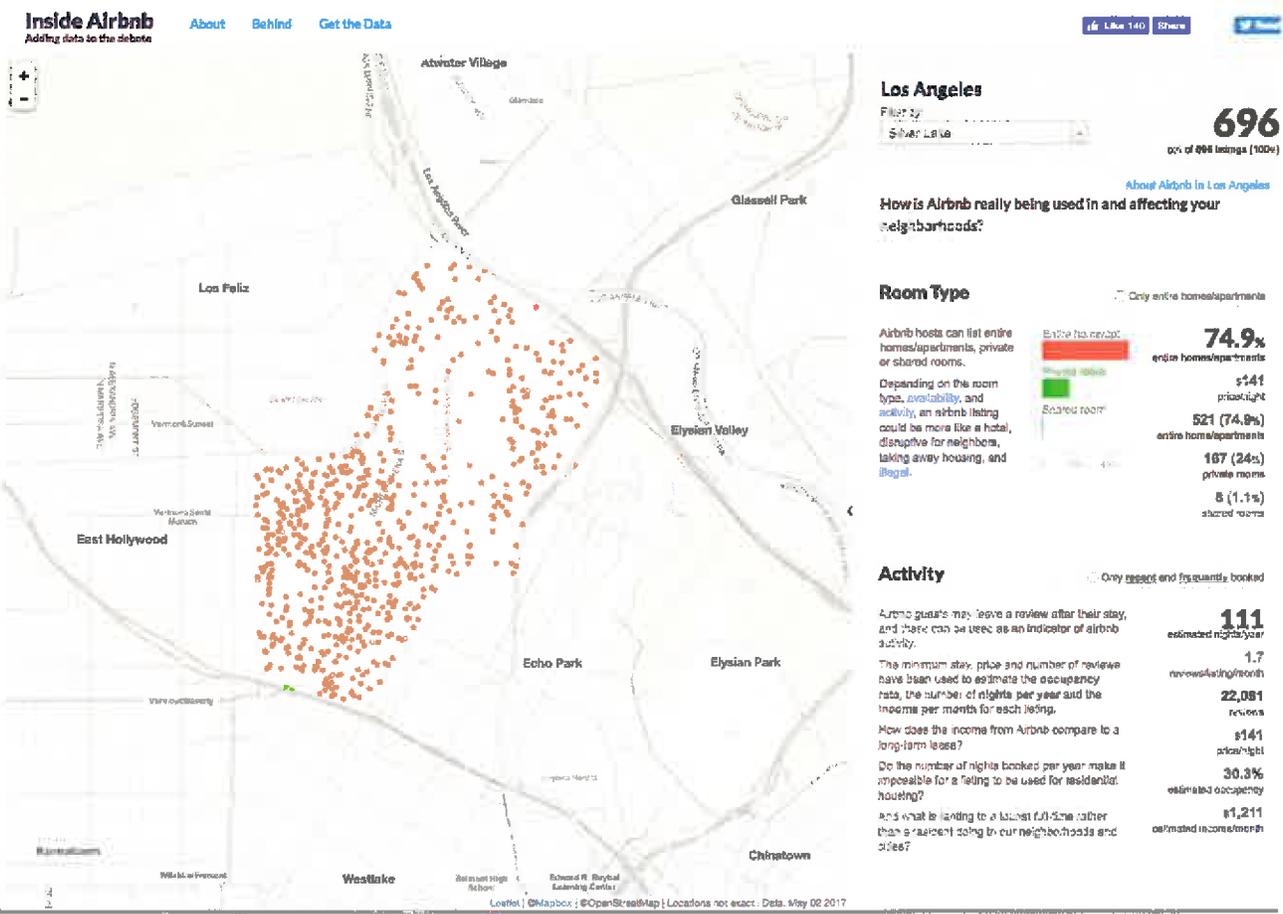
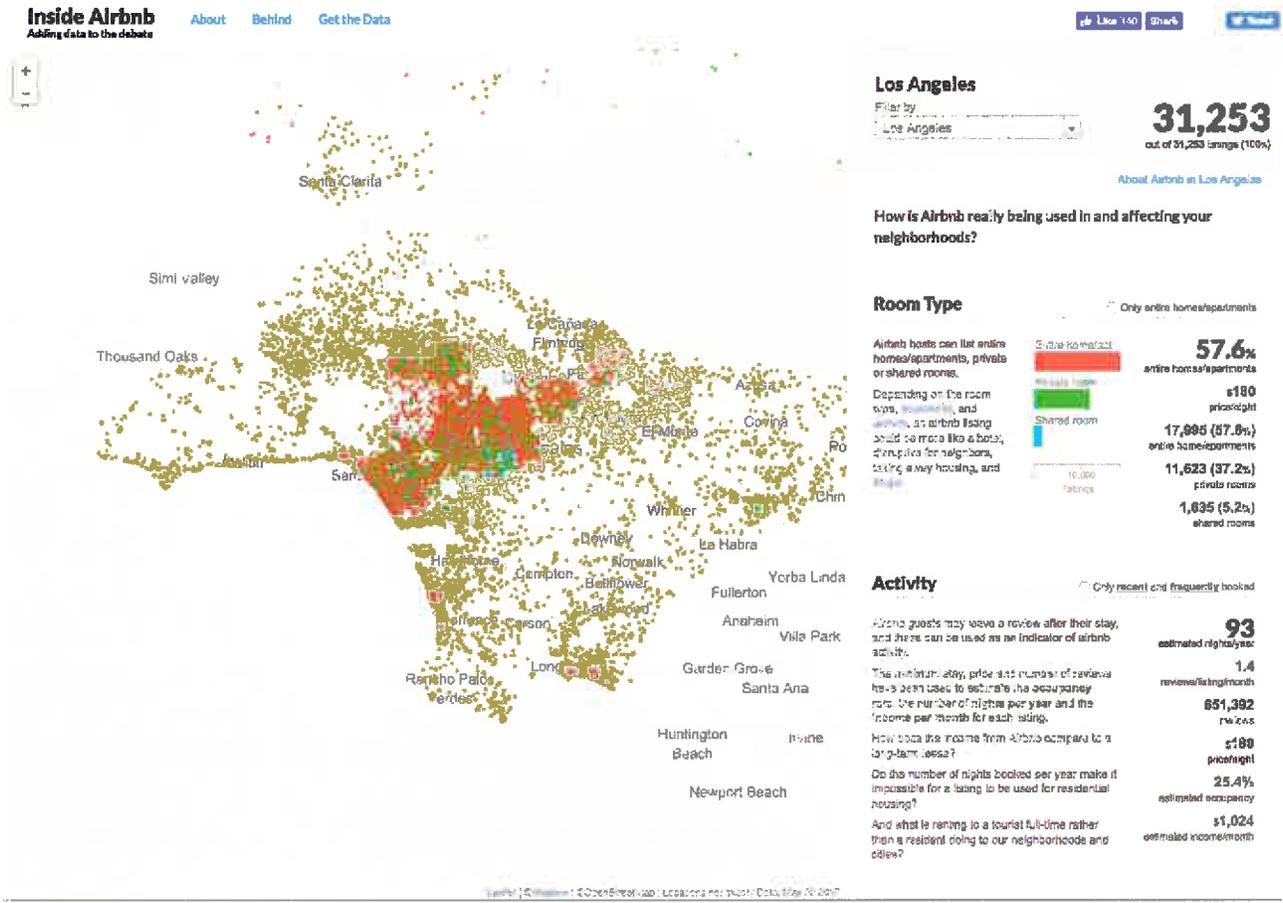
The hosted rentals are not even shown here.

I used a filter for "Entire home".



Jane Taguchi lives here.

Item 2:



Single-Family House used as illegal Rental at 1954 Redesdale Drive, Los Angeles, CA 90039

18 July 2014

Mayor Eric Garcetti
City of Los Angeles
mayor.garcetti@lacity.org

RE: 1954 Redesdale Avenue, Los Angeles, 90039
Assessor's ID No.: 5431-022-019
Owners: [REDACTED]
L.A. Dept of Building & Safety: Case # 328821

We, the thirty neighbors listed at the end of this letter, are writing about the **illegal** -- **hotel-style** -- **short-term** and "**vacation rental**" rental in our neighborhood.

This single-family house in a SR-1 zone, was purchased on April 25, 2014. The owners have never lived in this house. Instead, they have been actively and continuously renting out the house on a "less-than 30 day" time period, and is noted here on 3 separate listings.

airbnb.com/rooms/2883217?guests=6&s=Twib

airbnb.com/rooms/3423104?guests=6&s=DjdG Noted as a 3-bedroom house

vrbo.com/589651

Noted as a 3-floor house

This **illegal rental** was reported to City of L.A. on May 20, 2014 -- L.A. DBS Case # 328821

We are asking for your help to correct these wrongs and return our street to the peaceful, family-oriented atmosphere which it was prior to this house and its new absentee owner. Our quality of life is disrupted.

Please note the attached photo documentation, showing ongoing 'renters' arriving and departing via taxis and multiple cars, at all hours of the day and night. This weekend there are 5 cars. This house is being used as a party house, as seen by the excessive amount of empty wine + beer bottles in the recycle bin.

We are submitting an Official Complaint.

We want the City of Los Angeles to close down this illegal rental, and to fine the owners per all City of L.A. Municipal Code violations which apply; And to alert us (via group representative Jane Taguchi) when the "Warning of Investigation and Notice of Intent to Issue Order to Comply" will be issued to the owners. Above all, the most important request is to END the illegal renting of 1954 Redesdale Avenue -- completely.

Please feel free, and do not hesitate to contact me, the group representative.

Sincerely,

Jane Taguchi Group Representative ☎ (323) 661 - 9891

email jteis@sbcglobal.net

cc: Kim Arthur, David Lara, L.A. Dept Building & Safety; Alan Bell, City Planning; Marie Rumsey, CD13; Renee Weitzer, CD4; Eric Menjivar, Mike Gatto's office; LAPD/N.E: Capt Jeffrey Bert, SLO Lenny Davis, Gabrielle Taylor, Prosecutor; Tena Ezzeddine, NBC4; Tom LaBonge, L.A./CD4; Mitch O'Farrell, L.A./CD13; Mike Gatto, CA State District 43; Jimmy Gomez, CA State District 51; L.A. Mayor Eric Garcetti



airbnb
BROWSE
SIGN UP
LOG IN
HELP
LIST YOUR SPACE

Right on the lake , AMAZING view

House - Entire home/apt - Redesdale Avenue Redesdale Avenue, Los Angeles, CA 90039, United States

Photos Maps Calendar

Right on the lake!

[Photos](#)
[Maps](#)
[Calendar](#)

From **\$1290** Per Night

Check in	Check out	Guests
09/15/2014	09/16/2014	1
\$1290 x 1 night		\$1290
Cleaning fee		\$250
Service fee @		\$121
TOTAL		\$1661

Request to Book

Your host, Melody
5 Reviews ★★★★★

Response rate: 80%
Response time: within a day

Contact Host

Are you or your friends connected with this host?

f Log in with Facebook

Melody
[More about the host](#)

Response Rate: **80%**
Response Time: **within a day**
Calendar Updated: **yesterday**

Contact Me

Description Amenities House Rules

The Space

Three brightly lit and spacious floors contain the modern secrets to elegance. This wide-open home is designed in the style of Japanese architecture, and is precisely the type of home that can accommodate individuals who want to live like a celebrity. The advanced layout that features tall windows opens up to the pristine Silver Lake and provides some of the most amazing sights you will ever see. Imagine living like a celebrity on this perfect lake view house, with the best of both worlds. Silver Lake, Redesdale Avenue, Los Angeles, CA 90039, United States

Room type:	Entire home/apt
Accommodates:	10
Bedrooms:	8
Bathrooms:	4
Beds:	8



airbnb SEARCH BROWSE SIGN UP LOG IN HELP LIST YOUR SPACE

[Tweet](#) [Pin it](#) [8+1](#) [2 likes](#) [0](#)

Right on the lake , AMAZING view

House - Entire home/apt · Redesdale Avenue Redesdale Avenue, Los Angeles, CA 90039, United States 5 Reviews

[Photos](#) [Maps](#) [Calendar](#)

From **\$780** Per Night

Check in Check out Guests

[Request to Book](#)

[Save to Wish List](#)
Saved 51 times

Right on the lake!

Live like a celebrity in this beautiful house with an amazing view . A six bedroom residence , high above the city with 270 degree view of the lake and mountain.

Your host, Melody
5 Reviews ★★★★★

Response rate: 87%
Response time: within an hour

[Contact Host](#)

Are you or your friends connected with this host?

[Log in with Facebook](#)



SEARCH
BROWSE
SIGN UP
LOG IN
HELP
LIST YOUR SPACE

Modern , comfortable , quiet

House - Entire home/apt · Redesdale Avenue, Los Angeles, CA 90026, United States

Photos
Maps
Calendar
0
Reviews

From
Per Night

\$460

Check in
Check out
Guests

Request to Book

♥ Save to Wish List
Saved 4 times

Share:

Description
Amenities
House Rules

This beautiful three bedroom house is located at a very quite neighborhood and is one of the best in its type.

The Space
Beautiful, modern three bedroom house , located in silver lake with an amazing view of the lake. Just minutes from downtown Los Angeles and all Hollywood's attractions.

Room type:	Entire home/apt
Accommodates:	6
Bedrooms:	3
Bathrooms:	1
Beds:	6
Extra people:	No Charge
Weekly Price:	\$2800 /week
Monthly Price:	\$8800 /month
Security Deposit:	\$700
Cleaning Fee:	\$100
Check In:	10:00 AM
Check Out:	3:00 PM
Country:	United States

Melody

More about the host

Response Rate **80%**

Response Time **within a day**

Calendar Updated **today**

Contact Me

Are you or your friends connected with this host?

Over 600 million social connections have been made. Join your friends and see where they've stayed.

Single-Family House used as illegal Rental at 1954 Redesdale Drive, Los Angeles, CA 90039

Neighbors Opposed to non-legal rental operation at 1954 Redesdale Avenue

1	Jane Taguchi	1963 Redesdale Avenue
2	Terence Chang	1963 Redesdale Avenue
3	Lindsey Barrow	1951 Redesdale Avenue
4	Doug MacKay	1951 Redesdale Avenue
5	Jimmy Stewart	1953 Redesdale Avenue
6	Diana Hamann	1955 Redesdale Avenue
7	Karl Hamann	1955 Redesdale Avenue
8	Ryan Shaughnessy	1952 Redesdale Avenue
9	Nikki Patrija	1952 Redesdale Avenue
10	Robert Cook	1967 Redesdale Avenue
11	Danyi Deats	1975 Redesdale Avenue
12	Eric Barrett	1975 Redesdale Avenue
13	Joyce Poulson	1982 Redesdale Avenue
14	Debbie Gilbert	1988 Redesdale Avenue
15	Jay Gilbert	1988 Redesdale Avenue
16	Michael Falcon	2026 Redesdale Avenue
17	Takako Muramatsu	2033 Redesdale Avenue
18	Bill Nation	3001 Castle Street
19	Donna Nation	3001 Castle Street
20	Adriana Leal	3028 Castle Street
21	Pamela Wells	3028 Castle Street
22	Luz Mateo	3030 Landa Street
23	Christie Moore	1921 West Silver Lake Drive
24	Gary Moore	1921 West Silver Lake Drive
25	Suzanne Feller-Otto	1975 West Silver Lake Drive
26	Harry Otto	1975 West Silver Lake Drive
27	Doug Lowey	1971 West Silver Lake Drive
28	Bill Meyenberg	1971 West Silver Lake Drive
29	Cathy Takemoto	3209 Landa Street
30	Arline Chang	2400 Tesla Terrace

3055 Landa St., Silver Lake 90039

This is a commercial business. One of over 300 within a 2 mile radius from my home in Silver Lake. Entire house is available for Airbnb vacation rental. Can accomodate 10 guests!

Silver Lake, Los Angeles, CA, United StatesBecome a HostTripsMessagesHelp



View Photos

\$300 per night

[Overview](#) - [Reviews](#) - [The Host](#) - [Location](#)

Brand New Luxury Home | Lake Views

Entire house · Los Angeles

10 guests · 4 bedrooms · 5 beds · 4.5 baths



Edward

Check In

09/01/2017

Check Out

09/04/2017

Guests

10 guests

Those dates are not available

Check Availability

View Other Listings

A brand new upscale home located in desirable Silver Lake, Los Angeles. This beautiful and spacious home overlooking the exquisite Silver Lake is truly a wonderful vacation destination. In a central locale in the heart of Los Angeles, Hollywood and Downtown.

The space

The space

Expertly decorated and absolutely artful, the home features four bedrooms, five bathrooms, premium kitchen as well as spacious dining and family room areas. This home features truly upscale design and furnishings, absolutely premium in all aspects
[+ More](#)

Contact host

Amenities

- Free parking on premises
- Suitable for events
- Family/kid friendly
- Kitchen

[+ More](#)

Prices

Extra people **No Charge** Security Deposit **\$500**

Cleaning Fee **\$300**

Always communicate through Airbnb
To protect your payment, never transfer money or communicate outside of the Airbnb website or app.
[Learn more](#)

Sleeping arrangements



Bedroom 1
2 queen beds



Bedroom 2
1 queen bed



Bedroom 3
1 queen bed



Bedroom 4
1 queen bed

House Rules

- No smoking
- Not suitable for pets
- Check in time is 4PM - 2AM (next day)
- Check out by 11AM

- No Parties Without Consent
- No Filming Without Consent
- No Pets
- No Drugs
- No Indoor Smoking

Cancellations

Moderate

Cancel up to 5 days before check in and get a full refund (minus service fees).
Cancel within 5 days of your trip and the first night is non-refundable, but 50% of the cost for the remaining nights will be refunded. Service fees are refunded when cancellation happens before check in and within 48 hours of booking.

\$321 per night

Check In

09/13/2017

Check Out

09/20/2017

Guests

4 guests

\$321 × 7 nights

\$2,250

Cleaning fee

\$300

Service fee

\$173

Occupancy Taxes

\$357

Total

\$3,080

[Request to Book](#)

You won't be charged yet

[Save to Wish List](#)

42 travelers saved this place



2 Reviews

2 reviews for this listing



James
August 2017

Report Helpful

We had a wonderful experience here. The house is new and very upscale. Everything is clean and immaculate. Edward was very professional and beyond helpful, responded very quickly to all our emails. My friends and I thoroughly enjoyed our stay and would come back anytime --it's a great house in a very
[+ More](#)



Nora
August 2017

Report Helpful

Amazing! Amazing! Amazing! This house is luxury and upscale in every single way possible. Everything is new and high end and me and my friends loved every day we spent here. The lake views were so relaxing and amazing. The location is perfect and the neighborhood is very upscale. Sunset Blvd. and the clubs and restaurants were only a few minutes away. Worthy every penny and much more! Highly recommended

Hosted by Edward



Los Angeles, California, United States · Joined in July 2017



2 Reviews



Verified

Artist and Entrepreneur living it up in the City of Angels, in this place they call the never ending Summer.

About me? Just your typical Angelino! I suppose. I dig action movies, long walks on the beach, good books and of course that warm spot in the sun.

[Contact host](#)

Response rate: 100%

Response time: within an hour

The neighborhood

Features · Hipsters · Intelligentsia · Elliot Smith · Indie Music · Bohemian · Cool Modern Architecture

Edward's home is located in Los Angeles, California, United States.

The hip, the artful, the poetic: Silver Lake is a mecca of a new culture. Nearby Sunset Blvd. is the face of that culture in its many shops, cafes and storefronts.

Getting around

Close to a number of major freeways that can take you all over the city, from Downtown to the West Side to the beach. Downtown is a 10 minute drive away.

Things to do in Los Angeles

Griffith Observatory



This is my neighborhood. How dare you, Mr. Host Edward, turn it into a vacation zone. You don't even live here. You are not even the owner!

The neighborhood

Features · Hipsters · Intelligentsia · Elliot Smith · Indie Music · Bohemian · Cool Modern Architecture

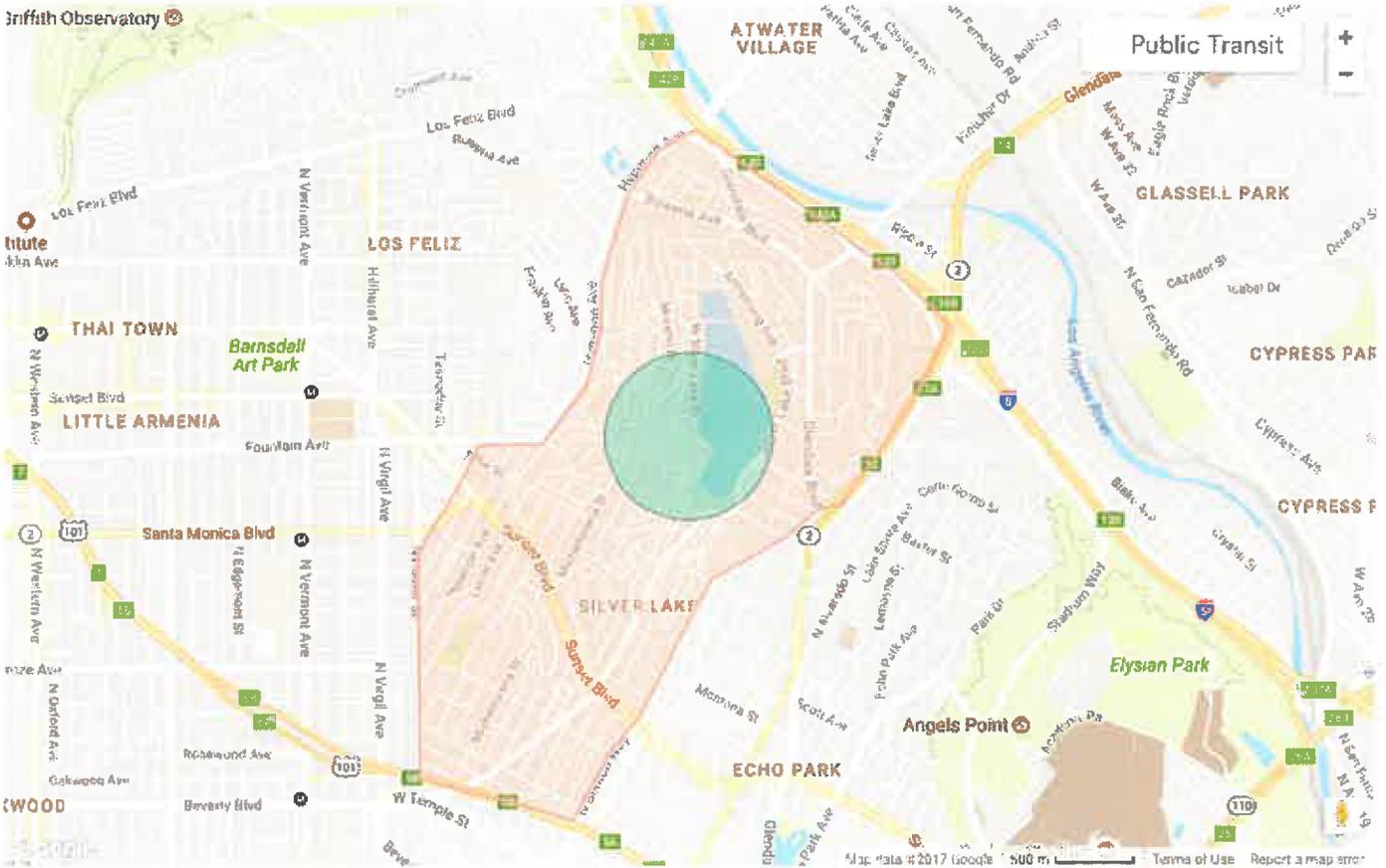
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Getting around

Close to a number of major freeways that can take you all over the city, from Downtown to the West Side to the beach. Downtown is a 10 minute drive away.

Things to do in Los Angeles



Exact location information is provided after a booking is confirmed.

Airbnb Listing: Zack+Mel - somewhere in Silver Lake
 Commercial rental. Entire house is available for Airbnb vacation rental.
 Sleeps 16 guests! Plus they have more nearby that they "manage".
This should not be next door to regular residents and families.



View Photos

\$267 per night

Entire house - sleeps 16.
 This is a commercial rental.

Overview · Reviews · The Host · Location

Check In	Check Out
09/24/2017	09/29/2017
Guests	
1 guest	▼
\$267 × 5 nights	\$1,334
Cleaning fee	\$125
Service fee	\$162
Occupancy Taxes	\$204
Total	\$1,825

HUGE 3BR Central to EVERYTHING

Entire house · Los Angeles ★★★★★ 148 reviews
 16 guests · 3 bedrooms · 14 beds · 2.5 baths



Zack+Mel

Yes, it's a quick uber to Dodger Stadium =)

Note: by booking you agree to pay a \$200 fee if next guests complain of smoke smell left in the house. Also a \$50 vomit fee per incident.

Note 2: Airbnb does NOT charge you a security deposit upfront. It is treated as an obligation if any theft/damage occurs.

The space

Bands, Musicians, (Non-Messy) Get Togethers & Late check-ins welcome!
Cleaning cost discounts for smaller groups.

Need more space? I have 6 units 4 blocks away (in a renovated church!) and package discounts available. Check them out:

900 N Hoover St #A: <https://www.airbnb.com/rooms/4317051> (medium sized unit - 4 Queen beds / 2 full floor mattresses / 3 futons / 3 airbeds) sleeps 21 max

900 N Hoover St #B: <https://www.airbnb.com/rooms/16273883> (medium sized unit - 6 Full beds / 2 full floor mattresses / 1 floor twin / 3 airbeds / 1 couch / 1 sofa bed) sleeps 23 max

900 N Hoover St #C: <https://www.airbnb.com/rooms/16677171> (smaller unit - 4 full beds / 1 full floor mattress / 1 twin floor mattress / 1 couch / 1 sofa bed / 1 airbed) sleeps 15 max

900 N Hoover St #D: <https://www.airbnb.com/rooms/16403871> (smaller unit - 5 full beds / 1 full floor mattress / 1 twin floor mattress / 1 couch / 1 sofa bed / 3 airbeds) sleeps 17 max

900 N Hoover St #E: <https://www.airbnb.com/rooms/16315762> (big unit - 12 full beds / 2 full floor mattresses / 1 couch / 1 sofa bed / 1 airbed) sleeps 32 max

900 N Hoover St #F: <https://www.airbnb.com/rooms/6836730> (big unit - 2 queen beds / 7 full beds / 2 twin beds / 4 airbeds) sleeps 24 max

3 Bedrooms, 2.5 bathrooms, 2 car garage with additional driveway parking spot. AWESOME. Enough bedding for 23 people! We're up for negotiation for parties above 10 people.

Search "Sunset Junction" and you'll see why you need to stay here. We're under 20 minutes away walking distance—great restaurants and shops and a thickly hip vibe.

Cafecito Organico is an amazing little cafe that attracts such an eclectic crowd. Great place to roll out of bed and start your day.

SLEEPING SITUATION (fits 16)

5 Queen Beds: fits 2 each (10 total)

2 Sleeper Couches: fits 2 each (4 total)

- these couches convert to Queen beds

2 Futons: fit 2 each (4 total)

- these futons convert to Queen beds

5 Raised Twin Sized Air Beds: fits 6 total

*we have enough bedding/sheets/pillows for 23 people. If you want to fit more somehow, you can try =)

PERKS:

- 2 car garage and you can park one more car if you don't mind blocking your own garage door

- Gated remote entry

- 2.5 bathrooms

- (2) 42 inch TVs (both have Chromecast, the other has an HDMI cord, both have basic cable)

- Board Games: Monopoly, Jenga, Taboo

Guest access

All the below are within a 20 minute walking distance of the house.

FOOD

☆SQIRL: super hipster breakfast spot. #likeomghipster... But great toast and kale things

☆Silverlake Ramen - and good sushi!

☆Cafe Tropical (Heavy Breakfast Sammich and great coffee)

☆Local (locally sourced food with a always changing menu)

☆Pho Cafe (great Vietnamese soup—great for hangovers!)

☆Las Glorias del Buen (healthy delicious Mexican)

This commercial host, Zack & Mel, has 6 other units nearby.

This commercial host, Zack & Mel, will soon open a house that sleeps 23 people!



Hey, I'm Zack+Mel!

Los Angeles, California, United States · Joined in June 2010

Report this user

Zack Z. very much enjoys the arts—music especially. On the off time he (tries) to play guitar and puts his six years of choir and music theory into use. Aside from working online in the perpetually changing internet scene, Zack also works closely with his wife on artistic projects that will hopefully be the foundation of their traveling dreams together.

Melissa M. is the epitome of hip and fresh. A printmaker at heart, she thrives on the tactile that is paper. Together with this love of paper, and skills attained, she creates handmade artists books, prints, and stationery that evoke a thoughtful cuteness.

Mel and Zack are a unique couple: met in high school, best friends for years, sharers of tragedy and fun times, singers of many a song, married immediately and always working on a mystery since then.

The ultimate goal for them (and most 9 to 5'ers) is to make a living off doing what they both love.

They hope to travel the world for extended periods of time and spread joy the only way they know how: funky dancing, loud singing, nonstop comedy and making pretty things.

OUR LISTINGS

Check them all out here: https://www.airbnb.com/s?host_id=148358 and our 10 bed place in a church here: <https://www.airbnb.com/rooms/6836730>. Also our newest 3 bedroom house, here: <https://www.airbnb.com/rooms/10775684>

They are mostly all in the hippest part of Los Angeles, a place called Silver Lake (Northeast of Downtown). Homeplace of Beck, Elliott Smith, moustaches, The Silver Lake Reservoir, and heck, that dork pretty boy Ryan Gosling lives here too.

We've had the chance to meet and host the following artists and bands: Tame Impala, Blood Orange, Kurt Vile, American Football, Kimbra, King Tuff, The Movielife, Kopecky, Kate Nash, Slow Magic, Digitalism, Tanlines, Cathedrals, Lemaître, The Stooges, Wild Feathers, Bronze Whale and more to come.

Some properties are owned by us but a few are also managed by us. Don't be surprised if we introduce you to a bff or a second mother of ours =>

Read our reviews and come join the fun!



Superhost



Reviews



Reference



Verified

Verified info

Government ID

Email address

Phone number

[Learn more »](#)

Connected accounts

Facebook

About me

School
UC Berkeley

Work
Internet (Online Video)

Languages
English, Tagalog

Wish Lists (1)

Zack & Mel are not a person making extra income. This is a commercial business and the "bff or second mother of ours" are probably employees.

DRINK

- ☆Thirsty Crow (serious Whiskey Bar)
- ☆Diablo (unique twist on a Michelada and killer "urban" tacos)
- ☆Silverlake Lounge (standard dive bar)
- ☆Karma Lounge (sweet place owned by a Brooklyn brother)
- ☆El Caserio (an Ecuadorian restaurant but they have a KILLER bar)

ATTRACTONS

- ☆Music Box Steps (staircase based on a 1932 film): (website hidden)_Music_Box
- ☆Los Globos (dancing until 4am most nights!)
- ☆The Stockroom (erotic leather goods and awesome showroom)
- ☆LA Metro's Vermont/Beverly Station

20 minute walk from the oh-so-famous Sunset Junction (search it online)-- home to trendy shops/eateries, typically what people call "hipsters", and overall good looking people. Beautiful neighborhood walks, Farmers Market on Tuesday and Saturdays, and good people watching.

Our most favorite local attraction is Echo Park Lake. Go and search images of it right now... gorgeous yes?! Melissa and I usually lounge there on the eastern grassy slope as we people watch and read+write. A very chill spot.

Contact host

Amenities

- Pets allowed
- Family/kid friendly
- Free parking on premises
- Internet

[+ More](#)

Prices

- Extra people **\$25 / night after 14 guests**
- Weekly Discount: **1%**
- Monthly Discount: **1%**
- Cleaning Fee **\$125**

Always communicate through Airbnb

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

[Learn more](#)

Sleeping arrangements



Bedroom 1

3 queen beds, 1 sofa bed, 2 air mattresses



Bedroom 2

1 queen bed, 1 sofa bed, 1 air mattress



Bedroom 3

1 queen bed, 1 sofa bed, 1 air mattress



Common spaces

1 sofa bed, 1 air mattress

This house sleeps 16 people with the 9 beds and 5 air mattresses! Cram in as many people as possible!

House Rules

- No smoking
- Check in time is 4PM - 2AM (next day)
- Check out by 11AM

- NO SMOKING INSIDE. If next guests complain of smoke or if we find signs of smoking, OR if we find evidence that smoke alarms have been tampered with, you agree that we will take \$300 from your deposit.
- We'll allow parties but you need to describe what kind of party it is IN ADVANCE. We won't allow DJs. If evidence of a party with notice, you agree to pay \$500/night+cleaning fee for the total amount of nights.
- Multiple noise complaints or a single big complaint (public fighting, furniture thrown, DJ equipment, etc) that \$300 WILL BE TAKEN FROM YOUR SECURITY DEPOSIT
- A \$50 fee per incident will be taken for vomit clean up.
- Same day, unreviewed users and/or locals: we will need to know more about you. If you want to book you understand we reserve the right to check ID/passport upon arrival or via text, visit daily/nightly and meet you upon check in our we will need to cancel your reservation. If you do not respond to our questions when you book, just give one word responses, are communicating strangely and refuse to tell us about yourself, we will need to cancel based on mistrust.
- Please please please, take off your shoes before you go upstairs. We have no way of enforcing it but we're asking nicely =)
- Do not block the driveway. If you have a third car, you can block your own garage door. NOT the driveway. There is a neighbor that uses that driveway too.
- if you plan to be loud, please close the windows/garage. We're fine with noise just because the neighbors haven't complained yet.

And, they have a \$50 vomit fee.

Cancellations

Strict

Cancel up to 7 days before check in and get a 50% refund (minus service fees). Cancel within 7 days of your trip and the reservation is non-refundable. Service fees are refunded when cancellation happens before check in and within 48 hours of booking.

[View details](#)

Safety features

- Smoke detector
- Carbon monoxide detector
- First aid kit
- Safety card
- Fire extinguisher

Availability

The minimum night stay for this listing varies. [Add your travel dates](#) to see more details.

148 Reviews ★★★★★

Search reviews

Accuracy	★★★★★	Location	★★★★★
Communication	★★★★★	Check In	★★★★★
Cleanliness	★★★★★	Value	★★★★★

 **Maria**
September 2017 [Report](#) [Helpful](#)

Amazing find! They were awesome going above and beyond what we needed and were very responsive. The space itself was perfect for our group of 14 and was conveniently located to grocery, Disney and Universal. 5/5 would definitely stay again!

ISSUE#11082016

AIRBNB BY THE NUMBERS

AIRBNBWATCH.ORG

This **\$30B** company has filed lawsuits in **4** cities¹, hired over **100** lobbyists² in **DOZENS** of states to bully lawmakers and cut backroom deals, which will ultimately leave **640K** hosts³ high and dry nationwide.

The same company whose “community compact” promises to:

“Treat every city personally and help ensure our community pays its fair share of hotel and tourist taxes, build an open and transparent community and promote responsible home sharing to make cities stronger.”⁴

So that’s why Airbnb spent **\$8M** lobbying⁵ against restrictions in San Francisco and another **\$10M** on a super PAC⁶ to fight common sense regulation in New York?

All while offering **ZERO TRANSPARENCY** into their operations to help policymakers identify commercial operators and enforce laws.



¹ <http://venturistbeat.com/2014/10/22/airbnb-new-york-and-san-francisco-lawsuits-highlight-global-risks-for-airbnb/>

² <https://www.opensecrets.org/lobby/clientsum.php?cid=D000068058&year=2016>

³ <http://followthefinance.org/entity-details?eid=2467462#lobbying>

⁴ <http://expandedcrabblings.com/index.php/airbnb-statistics/>

⁵ <http://www.airbnbaction.com/wp-content/uploads/2015/11/Airbnb-Community-Compact.pdf>

⁶ <http://www.critters.com/article/view/airbnb-election-san-francisco-at-usacn0503c.00151101>

⁷ <http://www.nydailynews.com/news/politics/airbnb-spend-10m-super-pac-sund-pri-election-day-adv-article-1.21025400>

Airbnb wants to make money even while most of their listings are illegal. They don't want to take responsibility and they claim internet privacy issue. But that is a ruse, a distraction. They will fight every city when laws are being written to combat the problem. Then they bring in their “big guns” - the sympathetic stories from senior citizens, and people with financial difficulty who decide they want to host an Airbnb even though it is against the law. This is disengenuous since most of Airbnb's income is really from the affluent commercial hosts / landlords who have multiple homes and apartments and then “Airbnb” them out.

Airbnb gives incentive to Landlords and Hosts that they can make more money renting out short term rather than to long term tenants. If this is to continue and be encouraged, then we will have fewer and fewer housing available.

City of LA: Incentive Data Shows that Landlords Make More Money Renting Short-term for as Few as 60 Days Per Year

Inside Airbnb's Murray Cox releases data showing that affordable housing will be lost if short-term rentals are permitted for as few as 60-days per year in some Los Angeles neighborhoods.

<http://insideairbnb.com/airbnb-vs-rent-city-of-la/>

Inside Airbnb
Adding data to the debate

About Behind Get the Data

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Airbnb vs Rent: City of Los Angeles

August 30, 2016

NEW FINDINGS SHOW THE IMPACT THAT EVEN A LOW "CAP" ON HOMESHARING DAYS HAS ON LOS ANGELES NEIGHBORHOODS AND AFFORDABLE HOUSING

Incentive Data Shows that Landlords Make More Money Renting Short-term for as Few as 60 Days Per Year

Los Angeles, CA: Today, Inside Airbnb's Murray Cox released data showing that affordable housing will be lost if short-term rentals are permitted for as few as 60-days per year in some Los Angeles neighborhoods. Los Angeles Alliance for a New Economy (LAANE), analyzed the data and found that across all Los Angeles neighborhoods it takes an average of just 83 nights per year to earn more on Airbnb than can be earned in a whole year of renting to a long-term renter.

Airbnb vs Rent: City of Los Angeles

Method: Contract Rent vs. American Community Survey (2010-2014)

Zip Code	Area	# Units Home Listings	Average Monthly Airbnb Price	Median Contract Monthly Rent	Yearly Rent	Number of Nights Needed to Earn More on Airbnb than Renting Long Term	Incentive to Long-Term Rent vs Airbnb with Yearly Cap of				
							30	60	90	180	
90291	Westside	1,110	228	\$ 1,137	\$18,544	83	\$ 12,704	\$ 2,264	\$ 2,071	\$ 2,028	\$ 20,594
90228	Hollywood	814	151	\$ 1,081	\$13,972	86	\$ 8,441	\$ 3,011	\$ 1,929	\$ 3,438	\$ 14,281
90232	Echo Park/Silverlake	558	150	\$ 983	\$13,796	78	\$ 7,286	\$ 2,788	\$ 2,791	\$ 3,284	\$ 12,283
90246	Midwest City/Downtown	437	293	\$ 1,338	\$19,998	58	\$ 7,188	\$ 3,044	\$ 3,271	\$ 3,294	\$ 20,281
90008	Hollywood	610	218	\$ 2,371	\$18,432	73	\$ 8,212	\$ 3,277	\$ 3,336	\$ 3,701	\$ 22,281
90238	Park La Brea	357	203	\$ 2,720	\$26,740	103	\$ 14,702	\$ 6,840	\$ 2,820	\$ 3,489	\$ 13,281
90007	Boyle Heights/Los Feliz	789	172	\$ 1,133	\$18,649	79	\$ 8,489	\$ 3,280	\$ 3,083	\$ 3,209	\$ 13,281
90009	Mar Vista	755	165	\$ 1,258	\$18,208	59	\$ 12,148	\$ 6,288	\$ 1,448	\$ 3,028	\$ 15,281
90022	Central/Culver City/Los Angeles	796	123	\$ 1,328	\$18,104	117	\$ 13,418	\$ 6,891	\$ 4,528	\$ 4,687	\$ 8,281
90238	Hollywood	206	144	\$ 979	\$15,644	81	\$ 7,394	\$ 3,024	\$ 3,089	\$ 3,088	\$ 14,281
90439	Arroyo Viejo	281	178	\$ 1,223	\$14,632	82	\$ 8,323	\$ 3,972	\$ 3,399	\$ 3,709	\$ 10,281
90248	West Beverly	181	166	\$ 1,824	\$19,488	76	\$ 11,808	\$ 4,122	\$ 3,621	\$ 3,228	\$ 24,281
90037	Stevenson Los Angeles	182	168	\$ 718	\$ 8,616	87	\$ 6,528	\$ 4,148	\$ 3,024	\$ 3,288	\$ 10,281
90292	Mar Vista del Rey	172	268	\$ 2,028	\$24,000	88	\$ 15,912	\$ 7,888	\$ 232	\$ 4,288	\$ 24,281
90004	Westwood Park	157	152	\$ 983	\$11,798	75	\$ 7,236	\$ 2,878	\$ 3,088	\$ 4,044	\$ 10,281
90029	Glendale/Los Angeles	148	126	\$ 912	\$11,044	63	\$ 7,236	\$ 2,564	\$ 2,074	\$ 4,088	\$ 12,281
90033	Stovewood Los Angeles	148	167	\$ 796	\$ 9,552	51	\$ 3,942	\$ 1,916	\$ 1,728	\$ 2,188	\$ 20,281
90039	Grass Valley Park/MSJ City	147	162	\$ 1,287	\$12,444	77	\$ 7,536	\$ 2,724	\$ 2,228	\$ 4,088	\$ 14,281
90294	Watts/Westside (W)	134	298	\$ 1,210	\$11,720	130	\$ 19,282	\$ 9,840	\$ 3,900	\$ 2,888	\$ 10,281
90404	Palms	133	288	\$ 1,823	\$25,912	117	\$ 12,812	\$ 2,812	\$ 2,728	\$ 3,088	\$ 8,281
90035	West Palms	122	187	\$ 1,888	\$28,020	102	\$ 12,410	\$ 7,828	\$ 2,180	\$ 3,488	\$ 14,281
90082	Highland Park	117	112	\$ 1,001	\$12,060	108	\$ 8,709	\$ 5,848	\$ 1,888	\$ 1,888	\$ 8,281
90088	Cypress Park/Griffith Park/Mt. Washington	108	141	\$ 1,034	\$12,022	86	\$ 8,842	\$ 3,812	\$ 1,812	\$ 4,088	\$ 19,281
91601	North Hollywood	106	141	\$ 1,194	\$21,840	98	\$ 9,518	\$ 5,388	\$ 1,158	\$ 1,872	\$ 10,281

"Most people following the debate around regulating this industry don't understand the impact that the 'cap' on days per year has on the overall housing market in Los Angeles," says Roy Saman, LAANE Research & Policy Analyst. "For the overwhelming majority of neighborhoods across LA, a 90 day cap offers a weak incentive for landlords to rent out their units on Airbnb. However, the currently-proposed 180 day limit offers a substantial financial incentive to rent out units on Airbnb instead of long-term tenants."

Regulators all over the world are currently working on ways to control Airbnb and other short-term rental platforms. The issue of "caps" on days has been considered and implemented in a number of cities. Many of these cities have found the caps impossible to measure and enforce, leading to complete bans on short-term-rentals activities.

"Protecting affordable housing has been the goal of regulations in a number of cities," said Murray Cox, founder of Inside Airbnb.

"Again and again regulations have failed. New York and San Francisco, as examples, have revised their ordinances because enforcement is impossible and compliance rates are low. Based on my incentive analysis of existing Airbnb's operating illegally in Los Angeles, it's clear that landlords will be economically motivated to turn more affordable apartments and homes into short-term rentals."

"It's vital that the City of Los Angeles adopts short-term rental ordinances that are both enforceable and truly protect affordable housing - and that means a complete ban on entire home rentals, or a low cap with data tracking and platform accountability."

Data for a number of Los Angeles neighborhoods appears below. On average in Los Angeles, it takes 83 nights per year to earn more on Airbnb than can be earned in a whole year of renting to a long-term renter.

Zip Code	Neighborhood	Council District	Number of Nights Needed to Earn More on Airbnb than Renting Long Term
90291	Venice	11	83
90028	Hollywood/Thai Town	13	86
90026	Silver Lake/Echo Park	13	79
90027	Griffith Park/Los Feliz	4 & 13	79
90029	Downtown Los Angeles	14	88
90063	Boyle Hts/City Terrace	14	84
90004	Koreatown	10 & 4	78
91602	North Hollywood/ Toluca Lake	2	68
90048	Beverly Grove	5	76
90731	San Pedro	15	91
91405	Van Nuys	6	80
90065	Cypress Park	1	86
91364	Woodland Hills	3	75
90008	Baldwin Hills/Crenshaw	10	84
90018	Jefferson Park	8	87
90011	South Los Angeles	9	79

Sources:

- United States Census Bureau: 2014 American Community Survey 5-year Estimates (Monthly Contract Rent)
- Inside Airbnb: Data Compiled July, 2016 (Average Nightly Rate for Entire Home Listings with at least 1 Review)

Contact

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Get the Data



Download a PDF with the full incentive analysis including all Zipcodes of the City of Los Angeles: airbnb-vs-rent-city-of-la.pdf

To access the Inside Airbnb data behind the analysis, [download it here](#) for your own analysis.