

8/19/2015

Jose Huizar

Re: City Council File #14-1635-S2

Dear Council Member:

I'm a 25 year resident of the East Hollywood, Silver Lake neighborhoods in Los Angeles. Through out the years I mostly worked in media production. I was drawn to the independent, unconventional, and entrepreneurial spirit of the entire North East part of Los Angeles. In 1998, I was able to put enough money down to purchase a house near the Sunset Junction. The house was a foreclosure that sat unoccupied and on the market for almost 2 years. There was no working plumbing, there were large holes in the roof, and the foundation was crumbling. There was gang graffiti on the walls inside the house, and that same type of graffiti was on almost every house, wall, and fence on our block. Over the next 10 years, myself and two other friends lived here while we completely rebuilt the house from the ground up. During that time I watched as the neighborhood slowly begin to change for the better. We were the very first house on my block to do a major renovation. To pay for materials, and sometimes extra labor, I continued to work freelance in film and music, but I still needed to borrow money from banks. I eventually wound up with a mortgage of \$651,000 @ 5.8%. The payments were very large, but I was able to keep up with them by supplementing my income from renting out whatever rooms were finished.

Many of my neighbors work in the entertainment business, as freelancers or contractors. And we're all familiar with the term 'feast or famine'. It is expected, that this type of work often doesn't provide steady income. To offset this, we take on, housemates/roommates/co-tenants. In the past, I would seek out tenants by placing ads in the roommates/shared section on Craigslist or West Side Rentals, or post an ad up at the local laundry mat. Then, prospective tenants/roommates would have to come over and see the place before they decide if they like it. Meanwhile, I would have to make phone calls, check references, collect deposits, and try to figure out if I want to live with this person. In the end, I wound up with a house full of roommates, all of whom own a car, as well as plenty of other 'baggage and issues'. Sometimes they would move out just months after they moved in and I have to start the process all over again. When all was said and done, I was able to pay my bills, but not able to pay down my mortgage, or any other outstanding debt. Eventually small details on the house that needed repair or replacing started to fail.

Just before the recession in 2008, I became sick. I was diagnosed with lymphoma, as a complication from AIDS. After surgery and chemotherapy, I found myself unable to work, and I had already started to slide back into debt. Over the next few years, I watched many of my neighbors loose their homes to foreclosure, or short sale. I watched, as other houses sat in total disrepair, while senior citizens living on their reverse mortgage, would literally die inside these bank owned, dilapidated structures. I didn't want to wind up like that, so I put all money I made towards the mortgage interest payments. As a result I fell much deeper into debt, not only credit cards, but also the County Of Los Angeles Tax Collector in the amount of \$12,000. Eventually I started getting letters from my mortgage lender saying that my account was flagged as 'emanate default', and that the value of the property had gone down so much, that I was upside down on my mortgage by \$75,000. I sought the help of both private and public sector, but no financial institution or government agency was willing to work with me, or help me modify my mortgage. I was headed toward becoming another statistic of the housing crash.

Then I heard about airbnb.

In the last 40 months I've been able to pay back my entire debt to the Los Angeles County Tax collector over \$15,000. In the last 40 months I've paid the City of Los Angeles Office Of Finance over \$19,000 in short term occupancy tax. I've invested over \$40,000 back into my house, replacing the entire sewer line, expanded closets, all new carpeting, all new paint on the interior, plus many other minor details and upgrades. The list goes on. Short-term rentals via airbnb changed my life. It saved my house! And ALL of the money I make goes right back into my house. I'm planning on painting the exterior and upgrading the landscape in both the front and rear of my property. Not only will it contribute to the look of the neighborhood, but also I need to prepare for the coming El Nino and weatherproof the exterior.

I am very concerned about the possibility of being told that I may not be able to rent out rooms in my house short term. I'm over 50 and don't get nearly the amount of work I used to in film and media production. Rental Income is what I depend on. And I don't want to be forced to going back to having long term/local roommates. Most of my experience has been negative. I've had to kick out roommates for having parties and breaking things in the house, I've had roommates that never pay the rent on time, and I've had roommates that wind up being unemployed drunks. I've had roommates that steal. I've had every kind of sad story, Hollywood dreamer, train wreck, drug addict you can think of. And they were all long-term lease rentals.

Short-term renters are a giant upgrade on every level! They have their act together! They are never late on the rent, they can pay me what I need to maintain the house and pay down my mortgage! They are more respectful of the property and they inflict less wear and tear on the property than long-term lease tenants. They sleep at night, (don't have night jobs) and they don't sit around the house like many 'freelance' LA roommates, burning power and gas, and using water all day. Airbnb travelers go out into the neighborhood and hit all the local spots. I know this because I send them there and they come back and tell me all about it. I also know many of the owners of the bars and restaurants, and I send all of my business to eat and drink at The Black Cat, Good, Intelligencia, Pine and Crane, Bulan, The Bowery Bungalow, and Cliffs Edge. I send them up to the north end at Fountain and Sunset to The Kitchen, the Akbar, Garage Pizza, and Malo. They shop at Yummy, the farmers market, and all the little stores along the Sunset Junction. They even tell me about places that I've missed like Knuckle and Claw, or Night Market and Song on Sunset Blvd.

Things are really good! But now I hear again that some people are saying that what I'm doing is bad for the neighborhood. Nothing could be further from the truth. My houseguest/roommates bring economic stability first and foremost. Not only to me, the homeowner, but all of the surrounding local businesses. Another myth that I've heard is that airbnb/short-term renters increase vehicle traffic and take up parking spaces. This is completely false! I track my guest's and over 60% of them do NOT have a car. They walk, take the bus, the subway, taxi, uber, lyft, and even rent bicycles! Every 'long-term' roommate I've ever had has had a car. It was a huge problem as the city only allots 2 visitor parking passes per house in my parking zone. Now that I rent mostly short-term, the problem is gone. That's fewer cars in the neighborhood, less air pollution, less noise, and more parking spaces for the neighbors. I was appalled, back when members of the (former) Silver Lake neighborhood council were even considering drafting a proposal to ban short-term rentals after listening to several xenophobes complaining about not wanting 'new' people, or 'these' people in 'our' neighborhood. The audacity some people have, to judge me and whom I bring into my home. One ironic moment was at one of the neighborhood council meetings, a man stood up (clearly an expatriate from New Zealand) and was using this type of xenophobic language. And at another neighborhood council meeting, a woman was stating she's against short-term rentals because she "doesn't even know who these people are!" Excuse me??? What business is it of anyone who I have in my house?

Perhaps this person has a bad relationship with their neighbors. Perhaps she should exercise current laws that are already in place regarding noise and nuisance ordinance violations, which the city can then address in a case by case basis. Now, I am aware that there is abuse within the system and I certainly not in favor of that. For example, I don't believe landlords should be allowed to vacate entire apartment buildings and turn them into mini hotels. I also believe landlords should exercise responsibility when renting, and not rent out empty houses as 'party houses' (i.e. in quiet residential R1 zones.) But for the city to punish our entire community over these events by banning short-term rentals would be misguided and unfair. I also believe people should pay their taxes. Everyone who rents out rooms short-term should pay their Tax On Transience. The more money the city has, the sooner we can get our sidewalks fixed, and the alley's paved.

I'm friendly with all of my neighbors. They all know what I do and they fully support it. Lots of people in the area (even my next door neighbors) have rented rooms from me for when their parents or siblings are visiting Los Angeles, because there are no decent hotels in this neighborhood, and they want their family close by. And since we're on the subject of the 'type' of people who rent rooms from me now, here's a little sample. A grad student from Australia, here on scholarship at USC, an engineer from Germany working on a robotics project at USC, a doctor from Germany working under contract with Glendale Memorial Hospital, a documentary film maker from China, a mother and father from Texas, visiting their son who lives in Silver Lake, an actor from NY, who came out for an audition, a young director from England who had to attend meetings with a production company in the area. This is typical cross section of the 'type' of people that stay here, so please dismiss any generalizations you may here from people who make derogatory statements about people who travel using airbnb.

Now, it's pretty well known that Silver Lake, Los Feliz, Hollywood, and many other parts of North East Los Angeles, and pockets elsewhere, in Culver City, Venice, North Hollywood, etc., have always been a hub of eclectic, bohemian, and creative types that come from all over this world to visit, work, and live the lifestyle. Many of us work in the arts/production, and live alternative lifestyles, that embrace independent thought, business, and creation, as well as attitudes on traditional living arrangements. This is our norm. The fact that a few people can't understand this, or are uncomfortable with this, doesn't give them the right nor the reason to dictate to me, whom, and for how long I can rent out rooms in my house.

Currently I'm still trying to fix my loan, and I need to pay it down by another \$25,000 so I can qualify for more programs. Cutting off my ability to rent out the rooms in my home short term would derail this plan and most likely put me back on the path to debt. I also still have to deal with my HIV, and I need pay for my gaps in my medical coverage, which is about another \$6000 per year, which Medicare won't cover. I plead with you to consider my case as well as others in my situation. I live in my house. This is the only home I have. Because of short-term rentals, and only because of short-term rentals and airbnb, have I been able pull myself out of debt, finish, improve, and maintain my house. It has also enabled me to be a more contributing member to our neighborhood and have a positive impact on our community.

Thank you,

Chris

PS: Due to the disclosure of personal medical information, I prefer to remain anonymous in this public forum. However if you need to verify financials, i.e. taxes paid, I will be happy to correspond with you personally.



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: I support Short Term Rentals 14-0593 and 14-1635

1 message

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

Fri, Aug 21, 2015 at 7:24 AM

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Sharon Dickinson
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----- Forwarded message -----
From: **brock6622@gmail.com** <brock6622@gmail.com>
Date: Thu, Aug 20, 2015 at 5:11 PM
Subject: I support Short Term Rentals 14-0593 and 14-1635
To: councilmember.huizar@lacity.org
Cc: sharon.dickinson@lacity.org, sharon.gin@lacity.org

I support Short Term Rentals!

brock wylan

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.

3 years ago my wife and I purchased a single-family residence in Venice Beach that was previously occupied by the owner. Our intention was to eventually move into to this house but shortly after the purchase I was laid off from my job. 30 interviews and 3 years later I still cannot find employment in my field. I have a young child, 4 years old, and am married to a "stay-at-home-mom". We decided to join the short-term rental as hosts. This has enabled us to survive in a tough economy and pays for all of our food, clothing and shelter.

We are very strict about noise and inform our guests that they need to be respectful of our neighbors otherwise we will take away their damage deposit. We have had full compliance and have received no complaints from our neighbors.

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,

Kevin Gallagher
29 26th Avenue, Venice CA 90291

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.

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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,

Ross Ferster (owner of short term rental home)
rostis2000@aol.com

8/19/15

Re: 14-1635 and 14-0539

Hon. Jose Huizar, Chair
Planning and Land Use Management Committee (PLUM)
LA City Council

Honorable Councilmember Huizar:

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

I own a Los Angeles duplex. 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 property in the manner I choose, and that doesn't make sense to me. Since the time I began renting on a short-term basis, I have enjoyed the support of my neighbors, and have received no more neighbor complaints than I did when I leased on a long-term basis. I am diligent about vetting my guests, ensuring my neighborhood's peace and quiet, and maintaining quality of life for all concerned.

I understand the intent of this proposal: to stop property owners from turning apartment buildings into so-called "de facto" hotels. However, limiting short-term rentals strictly to a property owner's primary residence goes too far. It all comes down to responsibility—on the part of owners, guests and neighbors alike—to treat each other conscientiously and with respect. If somebody owns either a single-family home, duplex, triplex or 4-unit building, he/she should be able to rent his or her property as they please, as long as they don't infringe on the peaceful enjoyment of their neighbors (please see #3, below). In fact, I feel the complaints about short term rentals (STRs) ruining neighborhoods are largely anecdotal, not based in fact, and are overblown.

Similarly, the claim that STRs are depleting affordable housing is misguided, non-factual, and over-hyped. A few minutes spent reviewing STR listings online will reveal that most STRs wouldn't qualify as affordable housing on the open rental market, using the 30-40% of income standard. Therefore, how can they adversely impact affordable housing stock?

There is a huge tourism demand in our city for comfortable, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's spare room. I am certain many won't, and will choose to spend their vacations in some other city. What a loss for LA.

I believe fair STR regulation can help LA thrive. To me, a sensible ordinance will include:

1. No Annual Time Cap that limits number of days per year a property can rent short-term. Limiting the number of permitted STR days per year—as does San Francisco's

current regulation, which caps the allowable STR days per property at 90—would either drive the majority of STRs out of business or promote unenforceable non-compliance.

2. Neighborhood Density Caps — I support grandfathering of existing STRs and studying the impact of STR density in neighborhoods.

3. Tiered Performance Standards — A “three-strike” system, in which properties that incur ongoing, verifiable complaints will receive escalating penalties and loss of ability to rent as an STR.

4. No Primary Residency Requirement — I support equal property rights for owner-occupied and investment property owners.

5. Platform-based TOT Collection — Collecting and paying Transient Occupancy Tax at time of transaction via the online rental platform is the fairest, simplest and most transparent method to TOT compliance.

6. Earmark TOT Revenues for Affordable Housing and Infrastructure — TOT funds collected from STRs (estimated at up to \$30 million annually) should go directly toward remedying LA's affordable housing shortage and improving City infrastructure.

As someone dependent upon renting out my property 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.

Thank you for your consideration.

Sincerely,

Elliott Wolf

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

Sharon Dickinson

Honorable Councilmembers:

I live in a single-family residence and I rent out my house through an online vacation rental service. Renting this space has given me a critically needed source of supplementary income, after a whole year walking and making my legs really swollen because I did not have a car that I couldn't afford it and because I lost my job; I'm writing to respectfully ask you to refrain from implementing any policy that would take that away because I will not have enough income to pay my bills and again I will be walking and make myself hurt due to my decease.

The income I've received from renting out my house has been nothing short of a lifeline for me and my family. I used to live with my children in this home but they grow up and they left home like other kids. I had no idea how I would be able to afford to continue living here since I'm by my self-paying my mortgage and only with my low salary I cannot afford my house. Renting out my home has given me the breathing room I needed to regain my financial footing, and I've had nothing but good experiences with my guests and neighbors.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelinos needing a temporary place to stay while they wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – 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 me, and countless other Angelinos – not just the salacious party-house footage you've seen on TV.

Thank you,

Sincerely,

Rosa E. Loaiza
6431 Dix St
Los Angeles, CA 90068

To: Jose Huizar
Date: August 19, 2015
Re: Home-Sharing

I bought my house in the Melrose Hill neighborhood more than six years ago, and spent several years in it as a bachelor. In that time, I installed (properly-permitted) solar panels and a new heating system, and helped out my neighbors with some repairs and upgrades of their own.

I got married last fall, here in LA. My wife would have moved into my cozy 1BR bungalow with me if not for the fact that she cares for her 80-year old mother. With three of us under one roof, a larger home was a necessity. I wanted to hold on to my bungalow if possible, but a long-term tenant was not a workable solution for various reasons. AirBNB allowed me both the flexibility to occasionally use the bungalow for visiting family, and to net enough above the monthly upkeep costs to allow me to float two mortgages simultaneously. In doing so, I am paying nearly \$10,000 in annual property taxes on two small homes to the city of LA, along with transient occupancy taxes via my short-term guests at the bungalow.

I feel that it is worth noting that my rental house's exterior has been maintained to a much higher standard as a short-term rental than it ever was when I was living in it. Also, I leave my guests with detailed recommendations for nearby bars and restaurants, generating more business for Mom 'n Pop establishments in the immediate vicinity than I was ever able to give to those establishments myself. Ergo, AirBNB has caused me to *improve* my neighborhood more than I had done as an owner-occupier, rather than having the opposite effect. The icing on the cake is that I am meeting interesting people from all over the planet, and showing them a bit more of "real Hollywood life" than they're likely to find in a sterile hotel room.

While it may be true that some kinks need working out, it seems to me that the "sharing economy" is the direction of the prevailing winds. When choosing between spitting into that wind and creating a mess, or hitching a ride with the wind in the form of considerable additional tax revenue, it would seem to me that the latter is the city's prudent course of action. I hope that you will come to the same conclusion.

Best,
John Charles Meyer
Los Angeles AirBNB host



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

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

Wed, Aug 19, 2015 at 1:44 PM

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Sharon Dickinson
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Fax (213) 978-1040
sharon.dickinson@lacity.org



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----- Forwarded message -----

From: **Deirdre Higgins** <deezala@gmail.com>
Date: Wed, Aug 19, 2015 at 1:02 PM
Subject: City Council File #14-1635-S2
To: councilmember.huizar@lacity.org
Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org

Dear Council Member Huizar,

My name is Deirdre Higgins and I live on South Oxford Avenue, between Venice and Washington.

Let me give you a little inkling as to who the Airbnb hosts are in your neighborhood. They are like me-- a single mom of two, who is struggling to pay for a daughter's college tuition, as well as paying off enormous medical bills; they are disabled people who can no longer work but cannot live sufficiently on disability alone; they are elderly people who have grown up in this neighborhood and-- because of this being a NOW desirable area-- are only able to keep their homes if they supplement their social security by renting out extra bedrooms. We are the faces of Airbnb. We are not making a fortune off of hosting, we are not kicking individuals out of their homes like some developers are doing in Santa Monica and Venice. Indeed, I charge about \$1000 a month to have someone stay in my extra bedroom. My yearly income from UCLA Extension is about \$25,000 a year since our hours are restricted in order for UCLA not to have to pay our health benefits. Without Airbnb I could not remain in Los Angeles, nor would I be able to scrape together college tuition for my daughter. We Airbnb hosts pay taxes and we are not looking for 'under the table' payments like what happens on Craig's List. We are just looking to stay in our homes.

Currently, I have a young Pakistani journalist who is here through a State Department program. Her living stipend is \$1000 a month. She would not be able to come here and intern at the LA Times if she had to stay in

a hotel for 3 months. And, as you know, very few landlords rent to short term tenants. She would be sent to St. Louis or somewhere else more affordable. I've had hundreds of guests stay at my home and not only do they bring a great cultural diversity to the community, they frequent the local stores and restaurants; they bring money to the community. They eat at the Ethiopian and Indian restaurants on Western and Washington and at Bento Man on Western. They visit the local Korean spas and buy second-hand clothes at Goodwill. The walk to the corner bodega for milk. All of this is to say-- PLEASE help us keep Airbnb alive and well. We do not compete for the same clients as the big hotels, or even the little hotels. Many of my guests are 18 year old teenagers who are traveling alone (from China, Germany, Korea, Australia, Brazil, Sweden, etc.) whose parents want them to stay with a family. I have become more than an Airbnb host-- I am a mother, a listener, an advisor and a friend to all my guests. Don't let this wonderful people-connector be destroyed.

Thank you.

Respectfully yours,

Deirdre Higgins

Council files 14-0635 (Short-term rental regulations) and 14-0593 (Sharing Economy Study Working Group)

Honorable Los Angeles City Council,
/o c City Clerk, 200 N. Spring St., Room 395, Los Angeles, CA 90012,
attn: Sharon Gin, legislative Assistant (Economic Development
Committee), Sharon Dickinson (Planning and Land Use Management
Committee)

Honorable Council Members,

There will be serious and costly legal ramifications to any unfair curtailment of vacation rentals. Your best avenue to take would include allowing short term rentals of one week or longer, (subletting), taxing them, enforcing three times you are out on verified noise complaint laws, allowing owners with permits to appoint an agent, a neighbor perhaps, either in-home, or one who is within 2 miles of the home if the owner/resident is not home and creating low income housing funds with the taxes.

The convergence of the GREAT RECESSION along with amazing internet technology has create a shared economy phenomenon residents and the councils they appoint must come to terms with.

You will save your city litigation fees in the millions, (if you are not challenged on unfair taxation), you will look like a hero to vacationers (another kind of affordable housing), regular affordable housing folks AND the Vacation Rental residents, and you will set a precedence for cities world wide to catch up with the economic and technological realities of the times.

Hotel lobbies, well, they would be prudent to offer a similar or better product at a similar or better price with more amenities; that's how it goes in a competitive society. All forecasts state that visitors from China and India will be descending on our city in numbers that we cannot yet comprehend. Plenty of business for all and necessary, beyond necessary for our economically strained and aging population.

Good business folks know that good competition is good for business; that is if you can't squash them at the City Council level. There really are no problems, only solutions, everyone can share in this economy, not just the wealthy.

Cara Brown



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: PLUM Committee Meeting and File #14-1635-S2

1 message

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

Wed, Aug 19, 2015 at 3:37 PM

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Sharon Dickinson
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From: **Darrow Carson** <darrow@hotmail.com>
Date: Wed, Aug 19, 2015 at 3:16 PM
Subject: PLUM Committee Meeting and File #14-1635-S2
To: "councilmember.english@lacity.org" <councilmember.english@lacity.org>
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

August 19, 2015

Dear Councilman Fuentes,

I am writing to you in regards to the upcoming PLUM Committee Meeting next Tuesday on the drafting of ordinances for short-term rentals in Los Angeles (File #14-1635-S2). Although I am not one of your constituents, I live in the San Fernando Valley (Noho) and I am a super host on AirBnB.

First of all I want to express my gratitude to the Council for taking action to find a working solution that allows hosts like me to better our lives without abusing the

system. I'm in complete agreement with the motion to allow short term rentals, not allow rentals of secondary homes or buildings and to collect Transient Occupancy Tax (TOT).

Two years ago I turned 50 and knew I needed to buy a home, make an investment and create a place for me to grow older. Having no savings because I was a struggling actor until my 40s and no parents to borrow from, I got a loan from my credit union at Disney Consumer Products and a down payment loan from my aunt. I bought my first condo two years ago.

My mortgage, family loan repayment and HOA dues are more than 60% of my income. But I knew I could afford this condo because it has a second bedroom with its own bathroom and entrance which I knew I could rent out on AirBnB for over \$1200 a month. The condo association allows for short term rentals as long as the owner is present. This has been a godsend. I am able to pay my loans and make much needed renovations to my condo. Without AirBnB, I do not know if I would be able to keep my condo. It will be hard for me. I'll be penny pinching until I pay off the down payment loan from my aunt.

I also prefer to host via AirBnB as it allows me to keep my second bedroom available for when family and friends come to visit. If I had a full time tenant, I couldn't do that and the monthly income would be around \$700.

I grew up traveling from the age of 6, having lived in Europe, Australia and the western United States. I love traveling and meeting people from all over the world. My husband is French and we both speak French. We love hosting guests and helping them to discover Los Angeles both the tourist parts and the hidden gems that only an Angeleno would know.

I hope you will vote in favor of allowing short-term rentals for hosts in their own homes and for the collection of TOT.

Sincerely,

Darrow Carson
4807 Beck Ave Unit 20
North Hollywood, CA 91601
213-304-5026

Dear Councilman Huizar, Chair of PLUM Committee:

My name is Daniela Popescu and I've been home sharing an airbnb host since July 2014.

I have a two-bedroom apartment in West Los Angeles and I rent the second one to people who want to visit Los Angeles. I picked this apartment because I wanted to be close enough to the office to walk to work.

Currently, my husband is taking ESL classes and I work at a nonprofit. The supplemental income has allowed me to stay in my apartment in West LA close to my job so I can walk to work. I've always been an avid traveler and I knew a lot about Los Angeles, so naturally I wanted to be sort of an ambassador to the people who want to experience our city the way a local does.

Home sharing was one of the best decisions. In addition to allowing me to stay in my apartment, home sharing boosts the local economy and protects the environment.

- I contribute to the economy by paying Transient Occupancy Tax and income tax on all the revenue from Airbnb hosting
- I support the surrounding businesses by referring all my guests to the restaurants, gyms, malls and other clothes stores close to my place
- less money the guests pay on accommodations, the more they spend shopping in the city. Each and every guest leaves lots and lots of shopping bags and boxes from merchandise bought from Los Angeles stores
- because I live in close proximity to work, I don't need to drive, hence less pollution.
- my guests are safer staying with me and getting advise on what to see and what to do in LA from a local rather than staying in a hotel where the services are most of the time impersonal and overpriced
- all my guests leave Los Angeles thinking this is a great city with very helpful people.
- guests traveling alone feel more welcomed when they stay with me than if they stayed in a hotel
- anything that I make more besides what a roommate would pay, I donate to non profit associations for orphan pets

I always put myself in the shoes of the guests. I try to make their trip memorable enough so that they want to come back to Los Angeles all while helping the economic ecosystem in my neighborhood. I always respect hygiene standards (clean the room thoroughly and offer them all the necessary toiletries, clean towels and sheets). For transparency's sake, on my Airbnb page I inform the guests about the Transient Occupancy Tax.

My guests are a combination of people coming to work or study, people visiting family (and don't have enough room in the relative's apartment) and people who want to visit, but they can't afford to pay a lot to stay in a hotel close to the beach.

I have fond memories of all my guests and I kept in touch with over 50% of them. I have a guest book where everybody leaves notes for me. They write anything from what I could do to improve their stay to how much I made their trip so much more fun than if they stayed in a hotel. I am happy to share this guest book with you.

What better ambassador of Los Angeles than the people who live in and love this city!



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Supporting Short Term Rentals file 14-135, 14-0539

1 message

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

Wed, Aug 19, 2015 at 3:38 PM

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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
sharon.dickinson@lacity.org



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From: **Miriam Jannol** <90291girl@gmail.com>
Date: Wed, Aug 19, 2015 at 3:21 PM
Subject: Supporting Short Term Rentals file 14-135, 14-0539
To: sharon.dickinson@lacity.org

Ms. Dickinson,

I support short term rentals because the guests are very quiet and respectful, spend money at local retailers, plus homeowners can receive extra much needed income. Some short term rental homeowners rely on this income to make ends meet. I think short term rentals have a positive impact on neighborhoods because homeowners can meet their mortgage payments and pay their bills with the extra income, plus the guests support local business.

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,

Christina Kretschmer



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

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

Wed, Aug 19, 2015 at 7:31 AM

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From: **joshua tripp** <joshmetrofitness@gmail.com>
Date: Tue, Aug 18, 2015 at 3:12 PM
Subject: City Council File #14-1635-S2
To: Councilmember.ofarrel@lacity.org
Cc: sharon.dickinson@lacity.org

Dear Councilmember Atwater Village,

I'm writing to you as a Atwater Village small business owner to share my support for home sharing and the significant economic impact that it brings to small businesses in neighborhoods like Atwater Village.

I've been both a business owner and resident of Atwater Village for four years, when I was first drawn to the neighborhood's unassuming character and vibrant small business community. Home sharing helps to preserve these qualities by putting traveler dollars in the pockets of residents and business owners.

Home sharers strengthen Atwater Village neighborhood businesses by actively promoting businesses like mine to travelers staying in their homes. I have enjoyed sharing our pastries, trading stories and giving visitors a slice of Los Angeles' small business community.

If the city were to prohibit home sharing, I would not only lose needed business but the sense of community that has been fostered by home sharing. I encourage our elected officials to craft fair and clear home sharing regulations so that Los Angeles' small businesses can continue to prosper.

Thank You,

Josh
Atwater Village

--

Josh Tripp

LA Metro Fitness

323-660-0050

JoshTripp@LAMetrofitness.com

There will never be another today, right now, this second. Get In The Game ~ JT

Re: Council File #14-1635-S2

Dear Mr. Jose Huizar,

We have been hosts with AirBnB home sharing for a little over a year now and in that time we have been able to impact our community positively in several ways and have been able to make some long-awaited improvements along the way.

We have been able to realize a dream of becoming increasingly ecologically responsible. Because of AirBnB home sharing we were able to afford purchasing and installing our solar water heating system.

This effectively removes about 4,000 pounds of carbon dioxide from polluting the Los Angeles air annually – which is equivalent to not driving our car for four months every year!

These statistics happen to come from:

https://www.energystar.gov/index.cfm?c=solar_wheat.pr_savings_benefits

Furthermore, AirBnB allowed us to afford coating our home roof with solar reflective coating, lowering our need for air conditioning drastically. We have also just insulated our attic with R-30 rated insulation which also drastically reduces our need for heating in the winter and air conditioning in the summer. Our implementation of these upgrades has also allowed us to return those earnings back into our local community and thus generated more jobs.

So in short home sharing has allowed us to substantially decrease our carbon footprint, contribute to our economy, keep our home cool in the summer and warm in the winter without polluting our environment and provide clean hot water for us and our guests directly from the sun - without using the already beleaguered existing infrastructure.

We are committed to continuing to lighten our carbon footprint load, and AirBnB home sharing is allowing us to continue to be able to afford this effort.

This is why I strongly request that consider the above when deciding on legislation/regulation regarding home sharing.

Michel Horvat
Los Angeles AirBnB Host



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File No. 14-1635-S2

1 message

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

Wed, Aug 19, 2015 at 7:33 AM

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Sharon Dickinson
Legislative Assistant
Office of the City Clerk
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From: **Leslie Hope** <lahope@lahope.com>
Date: Tue, Aug 18, 2015 at 10:45 PM
Subject: Council File No. 14-1635-S2
To: councilmember.huizar@lacity.org
Cc: councilmember.bonin@lacity.org, kevin.ocubillo@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 90012

Dear Chairman Huizar,

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

I'm an Airbnb host. I limit my hosting to my own home while I am present, and I allow a maximum of two guests at any one time most commonly for two or three days to ten days. My guests are usually vacationers, but I have also had business travellers, non-custodial fathers visiting a child, grandparents visiting children/grandchildren, a neighbor who wanted a place nearby for his visiting parents, wedding attendees, locals (Cheviot Hills) whose house was undergoing renovation, locals whose apartment was damaged by a fire, people who are considering moving to the area, people for one day stays who were just passing through to somewhere else, and someone who wanted a place free from the distractions of home where he could write. Recently I had a construction manager whose company was working on a big residential project in a nearby neighborhood who needed to stay during the week so he wouldn't have to drive back to his home in Orange County. I have a surprising number of folks who actually live in LA (your district included) who just want to spend a weekend at the beach. As a matter of fact at this very moment I am hosting a young man, an architect for Parsons who is working on the Purple Line extension, and his mother who is visiting from France and wants to be near the ocean. I have had guests who have driven in and brought their bicycles to take advantage of the excellent opportunities for biking and hiking in the Santa Monica Mountains. My covered patio is a safe place to leave their bicycles. The space I use for my guests according to a now deceased neighbor was originally designed as a "man cave" complete with a wet bar! It is a part of my home that would otherwise be wasted as I live by myself and have no use for such a space. It would probably not be legal for me to rent it long term except to a roommate as my house is not zoned as a duplex. I am retired. The revenue I derive from my Airbnb listing is used to maintain my house. Right now I am saving for a new garage door and the second phase of a very costly deck replacement, so the money is going back into the local economy on my end. I am in Councilperson Bonin's District 11. The guests are also spending locally. I keep a folder of recommended local restaurant menus and guests often express appreciation for my recommendations. They shop at local markets and stores as well. I've noticed that especially when overseas guests leave, they leave behind boxes and bags from local stores indicating shopping sprees. I've even had a guest who asked me to help him arrange delivery of flowers and champagne from local merchants as a surprise for his girlfriend. Without Airbnb these guests, many of whom are in their 20s and 30s, would not be able to afford to stay in my area. The nearest hotel, the Miramar, is \$500/night and frequently has no rooms available even at those prices. My listing is a fraction of the price. However, I do steer my guests to Fig, the hotel's excellent restaurant. There is the long-established Channel Inn down the street from me that is \$300/night, often sold out and unaffordable for students, retirees or young workers. Again my listing is less than half of that. I have been listing my space on Airbnb for about six months now, and I have been impressed by the quality of my guests. My guests have been quiet, clean and considerate and very grateful of my hospitality. I have a no smoking rule and with the exception of only a couple of guests early on, it has been adhered to. I also don't allow parties or guests who are not part of the original booking, and those rules have been 100% respected. I also have smoke/carbon monoxide detectors and fire extinguishers both for my own safety and the safety of my guests. I am confident that with Airbnb's screening tools in place and common sense on my part that I will continue to enjoy hosting considerate, appreciative, non-destructive guests whose visits will enhance the local economy.

I would also like to add that I own a couple of small apartment buildings on Bronson Avenue in Councilperson Wesson's district. My son lives in one unit and we rent the others. I have no interest in converting these to Airbnb rentals, and I prohibit tenants in my leases from using them as Airbnb rentals. However, with restrictive rent control on properties built before 1978 especially in Santa Monica and West Hollywood, and the unintended consequences of the Shriver Act that make it all but impossible to evict low income tenants even for non-payment of rent without becoming embroiled in an expensive, wasteful jury trial, I can well understand the motivation of some owners for wanting to have more control over their property. Not to digress too much from my main point, but I believe Airbnb has been unfairly scapegoated for the rental housing crisis in the city of LA. There is such a plethora of college educated young people pouring into the city looking for jobs and apartments, not to mention immigrants from all over the world that are hoping for a better life, that the supply of available apartments simply isn't meeting the demand. I saw this myself when I had a rare vacancy that I filled last month with a trauma nurse from UCLA. I had close to 30 applicants, a good number of whom had credit scores of above 700. It has never been like this before, and I've owned apartments since the mid 1980s. There are exponentially more people than there were when I was a youngster just starting out. Also, there are proportionately fewer well paying blue collar manufacturing jobs that allowed people to purchase homes. I do sympathize with neighborhood slow growth and preservationist groups. It is important not to obliterate Los Angeles' unique historic development. Personally I would like to see the focus on adaptive reuse of existing architecture such as projects like the Sears Building in Boyle Heights and the proposed conversion of some of the VA buildings to housing for vets. There are excellent opportunities for both preservation and adaptive reuse development of housing, not just for the high end projects evidenced in Downtown's wonderful renaissance, but also for meeting moderate and subsidized housing needs. Exploring those opportunities would be more productive in the long run than scapegoating Airbnb because there isn't affordable enough rental housing to meet current needs.

8/19/2015

City of Los Angeles Mail - Fwd: Council File No. 14-1635-S2

Respectfully,

Leslie Hope



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

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

Wed, Aug 19, 2015 at 7:33 AM

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Sharon Dickinson
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From: **Jefferson Williams** <jefferson.williams@gmail.com>
Date: Wed, Aug 19, 2015 at 5:20 AM
Subject: City Council File #14-1635-S2
To: miguel.vargas@lacity.org
Cc: sharon.dickinson@lacity.org

Dear Council Man Huizar,

I am writing to urge you to adopt reasonable legislation regarding home sharing such as AirBnb. I have used AirBnb as a landlord and a renter and very much like the service and would be very dissappointed if my city were to impose draconian rules. As a renter/traveller, it helps make some places affordable and permits a more authentic experience while travelling. I have also made great freinds while using it; unlike when I stay at hotels.

As a leaser, I have had some temporary financial problems and airbnb helped me afford my daughter's tuition during these hard times. Since my problems are temporary, I don't want to take in an unknown long term renter into a guest house on my property where I might have trouble evicting them if they become a problem. I have to think about my 10 year old daughter's safety. With the AirBnb social media aspect, I can screen the guests and never choose a guest without several positive reviews. I have also made some good friends interacting with people from all over the world. On several occasions, I hosted people for a few weeks while they sought to move here and find a permanent apartment. In this case, the renters were not wealthy people and could not afford expensive hotels.

In no cases have my renters bothered my neighbors. The people I have met who are renters have been very upstanding and respectful.

My experience as a renter and a leaser informs me that home sharing does much to promote a city to outsiders, make social connections, and help people struggling to make ends meet use their homes to help get by. Please allow it to continue.

Regards,

Jeff

Letter: Short-Term Rentals Promote Quality of Life

Honorable Councilmembers:

I live in a single-family residence and I rent out my spare guest house through an online vacation rental service. Renting this space has given me 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 I've received from renting out my guest house has been nothing short of a lifeline for me and my family. I used to live with my mother in this home as I took care of her through her old age. When she passed two years ago, I had no idea how I would be able to afford to continue living here. Renting out the extra space in my home has given me the breathing room I needed to regain my financial footing, and I've had nothing but good experiences with my guests and neighbors.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelenos needing a temporary place to stay while they wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – 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 me, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you,

Georgia D

To: Jose Huizar, Chair,
Planning and Land Use Management Committee (PLUM)

From: Charlotte Blake

Date: August 17, 2015

Re: I support Short Term rentals in Los Angeles

Honorable Councilmembers:

I am writing to you today to express my support for Short Term rentals in Los Angeles.

I have two properties in Los Angeles that I was fortunate enough to buy over 11 and 14 years ago, a small Triplex and a single family home/ guest home. I did not buy these properties in order to use them as vacation rentals at the time but being able to do this lately has saved me financially. Due to the recession and declining state of the music business combined with inherent ageism in the entertainment business (I am 47 and my director husband is 66) our work as producer/ director of music videos has dried up completely. We were able to downsize from our single family home and move into the owner's unit of the triplex with our young son (age 8). We have been able to rent out the single family home and other two units in the triplex as short term rentals and make enough money to pay their mortgages, taxes, etc.. and not be forced to sell them. These properties are the only savings we have for our son and his future, not to mention our retirement (which is unlikely to imagine at this point).

As our tenants in the triplex left on their own over the years, we were able to make enough money to support the triplex through short term rentals. When we had long term tenants for the previous 12 years, the triplex never made a profit at all and it cost us money to own it. Unfortunately as we no longer have music video income we just can't do that anymore. We have never had a single complaint from a neighbor from our short term tenants and live next door to these units. Our neighbors think it's a brilliant idea and have gotten along fabulously with all our guests. There were numerous complaints historically about some of our long term tenants and our neighbors have been much happier with the current situation. Our guests are quiet, have only one car per unit, don't smoke, don't party and are very nice families.

Due to the fact that the industry we were in (music) has dried up and my husband went back to school, our short term rental income is the ONLY source of income my family has. We collect and pay our transient occupancy tax of 14% to the city each and every month, impose strict screening processes and rules on all our guests and get along well with all our neighbors at both properties. We did not buy these properties with the intention of using them as short term rentals but the fact that we have been able to keep them through this scenario has been more helpful than I think I am able to accurately convey.

Our son is 8 years old and my husband is 66 and starting a new career as a Psychologist. Between coursework, dissertation and interships, we expect he will be licensed in approximately 4 years.

We have no savings other than the equity in our properties that are still recovering from the housing crash of a few years ago. The Short term rental business I've managed to create out of the properties THAT I OWN has been a Godsend for my family and is the only way we can make a living at this point and the only way we can hang on to our properties.

I am respectfully begging you not to institute overreaching legislation that would inhibit my ability to provide for my family and young son. My background is in the music business and as a music video producer and there is just no industry there anymore. It's a business where everyone is willing to work for free these days and I can't do that at this point in my life. Please refrain from instituting any policies that would take my ability to make a living away.

It's been terribly stressful to see these news reports and get notification from advocacy groups making me feel as though I may lose my ability to provide for my family through the renting of properties that I actually own is in jeopardy. If short term rentals was something that was jeopardizing the health or safety of neighborhood residents I could understand changing it but it doesn't. People rent out their homes all the time for film shoots (that block parking in the streets) and there is no problem with that. I just don't understand why this would be Ok but short term rentals are not? Location rentals also don't pay tax to the city and short term rentals do (at least mine do)!

I was thrilled to hear that Mayor Garcetti planned on using the transient occupancy tax that I collect from my guests for lower income housing that is much needed in LA. If I was forced to take my properties off the short term rental market the income I would receive from them would not be enough to even pay the mortgages, let alone anything else and would cause me to sell the buildings in a fire sale and leave my family nearly broke. We would probably be forced to leave Los Angeles, a city that we love and move to somewhere more affordable. I keep hearing about a housing shortage in LA and that short term rentals are to blame. I truly don't understand that. There is a ton of construction of new apartments going up but the pricing is through the roof on these properties. If the transient occupancy tax we collect can be used to actually create lower income, affordable housing it most certainly should.

As a landlord I'd also like to comment on the legislation that has recently been enacted in Santa Monica as I find the nature of it very disturbing. To ONLY allow renters to rent out spare rooms for added income but not allow Owners to rent out properties in their entirety makes no sense to me. I had a former tenant who rented out her dining room on AirBnb or craigslist constantly to transient people. There was nothing I could do about it as she always said "it's just a friend staying for a few nights". She paid a low amount in rent and was augmenting her income by using my property to do it with no consideration for me or her neighbors. These "guests" often smoked, came in late, and disturbed others but since it wasn't consistent I had no recourse to stop it. I lost other tenants because of this and fortunately she ultimately decided to move out a few years ago. Since none of her "guests" were considered permanent tenants there was no way that I could stop her activity or charge her for the additional occupant. It was a nightmare for both me as a landlord as well as the neighbors who had to live around her. When she finally left I converted her apartment to a short term rental and have had no problems with complaints from any neighbors since then. The neighbors all know how I rent out the units, they often ask if they

can rent them for their own out of town friends and family and everyone has been very happy with the new situation.

I would love to see Los Angeles regulated similarly to Palm Springs as it is a system that makes sense for owners and guests alike. I have a friend with a vacation rental in Palm Springs and she says their system is fantastic!

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. During the screening process and before booking my guests, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors and respectful of the property and neighborhood. None of my guests has ever treated my property or my neighbors with anything but respect. My son has had the opportunity to meet other children from all over the world through our guests and developed lasting friendships with many of our repeat guests. Unlike a hotel, we require ALL the adults in the rental party to read and sign our rental agreement physically as well as provide copies of their legal IDs, not just the primary renter. This gives both us, as well as our neighbors, peace of mind in knowing exactly who is staying in the property and when. Also, unlike a hotel, we don't allow any overnight guests that are not part of the original rental party, we don't allow smoking anywhere on the property and we enforce quiet hours (between 9pm – 9am) so no neighbors are disturbed. If people are not comfortable with these rules and unwilling to sign our agreement that clearly states these rules, we do not rent to them. Please understand that short term rentals are NOT hotels, hotels don't get to choose who they rent to, they don't get to ask questions of their guests, they don't get to say, "no, I'm sorry you and your friends are too young and I don't think you will be appropriate for our property", or "no, you can't rent my house for the night after your prom". Most owners that do short term rentals are VERY concerned about who they rent to. They don't want issues with neighbors and they don't want their homes damaged. I'm not saying there aren't a few bad apples, I'm sure there are but that percentage is very low and I would hope that reasonable regulation could weed out those people.

The type of guests we normally get (and choose) are families coming to Los Angeles for work, vacation, or as a temporary place to stay while looking for a permanent home. We have been able to help neighbors with guests they don't have room for themselves and neighbors who need a place to stay while their house is being tented for termites or under construction. Having short term rental properties allows us to have places available for our friends and family to stay when they come to visit as well.

My housekeepers would also be very adversely affected by any legislation that would negatively impact my business. All 4 of them are legal Americans with children. Cleaning my properties affords them the ability to have income to provide for their families, clean while their children are in school and still be home in time to have a quality dinner with their kids. My main housekeeper was able to leave an afternoon nanny job that she had that took her away from her own 3 children 5 days a week. She would not get to see her kids at night, eat with them, help with homework or put them to bed because of the hours she had to work. Cleaning my properties on a flexible schedule that suits both her any my needs has changed her life and allowed her to have quality time with her children and she is very grateful for that. If she was not working for me she would have to take another nanny job that would take her away from her own kids, or worse yet, work for a housekeeping service that would pay her terribly and make

her work long hours with a lot of illegal immigrants. She is an invaluable part of my business and I am happy to have been able to give her this much needed source of income as well as more time with her kids.

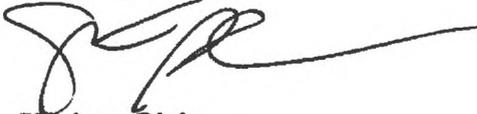
There are just so many reasons why Short Term rentals are good for this city I hope you can see that. I can tell you that the majority of my guests would not choose a hotel if a vacation rental was not available, they just would not be able to come to LA at all. A family of 6 or 8 just can't fit into a hotel room, a family with young children with dietary allergies need a kitchen to cook in, a family with kids that want to have a yard to let the kids run around in.....none of these are options in hotels. These guests would just simply find another place to visit or stay for a much shorter period of time. I recently had a family come in for a reunion from all over the world. They rented all of my properties for a week, went sightseeing, ate out and had a great experience. They were respectful to the neighbors and told me straight up, "If we had to stay in hotels, we never would have planned this reunion in LA".

I totally believe in regulation of short term rentals and hope the way I screen my guests, pay my taxes and rules I impose on my guests are part of the regulations that LA adopts for short term rentals. My rules may be a bit too extreme for most and I do lose a certain amount of bookings because of them. I'm ok with that though as I want a certain quality of guest and my rules allow me to make sure I get that in who I rent to. They work for me though and I'd be happy to share any of this with you if you are interested.

I know there are many others out there like me – people who depend on short-term rental services to make the money they need when they fall on hard times or when their day jobs disappear. I was in the entertainment business for years and never imagined I'd end up doing vacation rentals but it happened and is working to provide for my family. 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 me and my ability to provide for my family, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you for your consideration.

Kind Regards,

A handwritten signature in black ink, appearing to be 'Charlotte Blake', written in a cursive style.

Charlotte Blake



Etta Armstrong <etta.armstrong@lacity.org>

14-1635-S2

Fwd: "I support Short Term Rentals"

1 message

Richard Williams <richard.williams@lacity.org>

Wed, Aug 19, 2015 at 11:54 AM

To: Cristy Joy Fernandez <cristyjoy1986@gmail.com>

Cc: Sharon Dickinson <sharon.dickinson@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

Dear Ms. Fernandez,

Thank you for your attached written comments regarding Short-Term rentals. I am no longer assisting the Economic Development Committee (EDC), however, I am copying Sharon Dickinson, the legislative assistant for Planning and Land Use Management Committee and her assistant Etta Armstrong, as well as the EDC's new legislative assistant, Sharon Gin, on this mail. (The short-term rental matter falls under the jurisdiction of both committees.)

If you wish, you can e-mail your comments below directly to the Councilmembers on the committee(s):
<http://lacity.org/city-government/elected-official-offices/city-council/council-directory>

Or, if you would like your comments posted to the Council files on this matter, please provide Ms. Dickinson and/or Ms. Gin with the Council file numbers. Ms. Dickinson and Ms. Gin can be reached at their respective e-mail address above if you have any questions or need any additional information. Thank you.

Richard Williams
 Council and Public Services
 Office of the City Clerk
 City of Los Angeles
 (213) 978-1071 direct line
 (213) 978-1079 fax
richard.williams@lacity.org

Legislative Assistant to:

Los Angeles City Council's

- Budget and Finance Committee
- Rules, Elections, Intergovernmental Relations and Neighborhoods



----- Forwarded message -----

From: **Cristy Joy Fernandez** <cristyjoy1986@gmail.com>

Date: Wed, Aug 19, 2015 at 11:22 AM

Subject: "I support Short Term Rentals"

To: richard.williams@lacity.org, councilmember.huizar@lacity.org

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,

Cristy Fernandez

14-1635-52

LAW OFFICES
CHILD & MARTON LLP
1055 WEST 7th STREET, 33rd FLOOR
LOS ANGELES, CA 90017-2795.
TELEPHONE NO.: (213) 627-3113
FACSIMILE NO.: (213) 623-9237

IN REPLY PLEASE REFER TO

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 (duplex) in the historic South McCarthy circle in Los Angeles, and I depend on the income I generate from renting it to guests. More importantly, I prefer to rent it on a short term basis as it allows me to upkeep and properly maintain the interior of the units which are historic and require special care on a regular basis. Quite frankly, many design features (tiffany windows, period light fixtures and light switches) of the property are too delicate for long term rental and I do not want to change the character of the property just because I have to rent it to a long term renter. The current proposal would make it illegal for me to rent out my duplex, and that doesn't make sense nor is it fair.

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 properties such as primary residences goes too far. If somebody owns a duplex or a second 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 (I employ several people that would not have jobs otherwise) 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.

Very truly yours,

Andrew Marton

Andrew J. Marton
CHILD & MARTON LLP

Re: City Council File #14-1635-S2

Tracy Flannigan
1442 Cerro Gordo Street
Los Angeles, CA 90026

August 20, 2015, 2015

Dear Councilmember O'Farrell,

I am a constituent in your district. In fact, I've lived in Echo Park for twenty years. I am wiring to you to let you know I support home sharing and hope you will too. It's time to draft fair and sensible home sharing legislation in Los Angeles.

My personal story is that I got divorced 10 years ago and had to pay my husband off at the top of the market. Being single mom, my debt has been intense for me to handle on my own and in addition to that my loan was with a company that was a bit shady and interest only, but through the good work of Obama and other local politicians, I got a modification on my loan. Now it's time to get a nest egg again, so my daughter and I don't have to live month to month, which has been beyond stressful.

By home sharing my spare bedroom, my daughter and I have can stay in the middle class financially. And the best part, we're met the loveliest people from Denmark, Berlin, and other parts of the U.S. We have really enjoyed it. In Echo Park alone, the financial impact of the last year was about 6 million dollars for local businesses. I cannot make a more impassioned plea. Home sharing has been a real game changer for us.

By being part of this community, it has brought me closer to my neighbors as we meet to support home sharing and live this new lifestyle that brings in money to local businesses and residents. My community is paying the city the 14% transient tax every month. This is also good for the city, as we know the city needs money for many things including housing for the homeless. Please continue to support home sharing in Los Angeles and draft legislation on Tuesday August 25th that supports home sharing.

Best Regards,
Tracy Flannigan

Re: City Council File #14-1635-S2

Tracy Flannigan
1442 Cerro Gordo Street
Los Angeles, CA 90026

August 20, 2015, 2015

Dear Councilmember Huizar,

I am a long time resident of Los Angeles. In fact, I've lived in Echo Park for twenty years. I am wiring to you to let you know I support home sharing and hope you will too. It's time to draft fair and sensible home sharing legislation in Los Angeles.

My personal story is that I got divorced 10 years ago and had to pay my husband off at the top of the market. Being single mom, my debt has been intense for me to handle on my own and in addition to that my loan was with a company that was a bit shady and interest only, but through the good work of Obama and other local politicians, I got a modification on my loan. Now it's time to get a nest egg again, so my daughter and I don't have to live month to month, which has been beyond stressful.

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By being part of this community, it has brought me closer to my neighbors as we meet to support home sharing and live this new lifestyle that brings in money to local businesses and residents. My community is paying the city the 14% transient tax every month. This is also good for the city, as we know the city needs money for many things including housing for the homeless. Please continue to support home sharing in Los Angeles and draft legislation on Tuesday August 25th that supports home sharing.

Best Regards,
Tracy Flannigan

JOHN P. GIVEN
2551 La Condesa Drive
Los Angeles, CA 90049

August 20, 2015

Los Angeles City Council
Planning and Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

Via Email to PLUM Committee Legislative Asst. Sharon.Dickinson@lacity.org

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

Honorable PLUM Committee Members:

I write in support of the ordinance proposed by Councilmembers Bonin and Wesson, which I believe represents a sensible approach to the regulation of short term rentals in Los Angeles.

I have taken the opportunity to read the many public comments to the file posted through today's date. I think it is important for Committee members to note that many comments opposed to the ordinance reflect a misunderstanding of the effect of the ordinance. The proposed ordinance would not eliminate a rental host's ability to rent all or part of his or her primary residence. It would, however, preclude rental of properties that are not the host's primary residence, which will help to stop speculation in the Los Angeles short term rental market, which harms the community.

A further issue that the City should consider is whether certain short term rental uses should be restricted. For example, the ordinance might restrict the hosting of parties or special events (either altogether or for more than a certain number of guests). These uses come with obvious impacts that substantially burden the quiet enjoyment of neighboring properties, and in certain hillside areas cause fire and other public safety concerns. Moreover, restricting such uses would not be likely to affect the vast majority of short term rental hosts.

I urge the Committee to recommend approval of the proposed ordinance to the full Council and to consider whether restrictions on party and special event hosting should be added.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Given', with a long, sweeping horizontal stroke extending to the right.

John Given

Cc (by email): Councilmembers Bonin, Wesson, Koretz, and Ryu

Dear Ms. Dickinson:

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

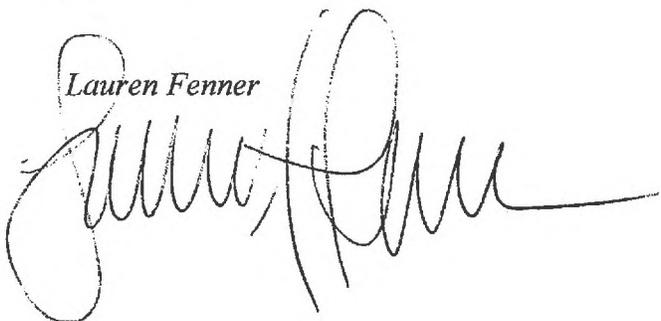
I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home 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 mostly families of 4 stay with us. These people are able to come to Los Angeles and spend money here that they otherwise would not be able to do with Westside hotels starting at \$500 a night for one room.

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 Angelino's in my position.

Sincerely,

Lauren Fenner


Dear Ms. Dickinson:

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 am retired and I and my husband own a second home near the beach in Los Angeles, and we depend on the income I generate from renting it to guests when we are not using it. The current proposal would make it illegal for us to rent out our 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 mostly families of 4 stay with us. These people are able to come to Los Angeles and spend money here that they otherwise would not be able to do with Westside hotels starting at \$500 a night for one room.

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 Angelino's in my position.

Sincerely,

Diane Duarte



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Request to support homesharing

1 message

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

Fri, Aug 21, 2015 at 7:26 AM

--
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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----- Forwarded message -----

From: **Marilyn Frazier** <marilynstouch@gmail.com>
Date: Thu, Aug 20, 2015 at 7:17 PM
Subject: Request to support homesharing
To: councilmember.bonin@lacity.org, councilmember.huizar@lacity.org, kevin.ocubillo@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.

I am writing to you to share the positive benefits I have personally received from the service of airbnb.

I am an artist in the Westchester area and I work in my home on a daily basis. Without the service of airbnb, I would struggle to pay my rent each month. Having airbnb guests subsidizes my rent up to 80%-90%, allowing me to survive and continue to progress with my art as a local small business entrepreneur.

I have enjoyed each and every guest and they have enjoyed me as their host. Some of them have shown interest in my art, which may eventually lead to helping me market my art as well. I have not had any bad experience with airbnb or any guest, in fact I'm always pleasantly surprised by the interaction and connections I have made.

Airbnb is affording me the ability to financially survive while I pursue my entrepreneurial plans. I support the business and opportunity that airbnb provides myself and thousands of others in the LA area.

Sincerely,

Marilyn Frazier



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: I support Short Term Rentals

1 message

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

Fri, Aug 21, 2015 at 7:25 AM

--

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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From: **Lynda Phan** <lyndaphan@gmail.com>
Date: Thu, Aug 20, 2015 at 6:37 PM
Subject: I support Short Term Rentals
To: councilmember.huizar@lacity.org
Cc: sharon.gin@lacity.org, sharon.dickinson@lacity.org

Letter: Short-Term Rentals Promote Quality of Life

Honorable Councilmembers:

I live in a single-family residence and I rent out my spare guest house through an online vacation rental service. Renting this space has given me 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 I've received from renting out my guest house has been nothing short of a lifeline for me and my family. I used to live with my mother in this home as I took care of her through her old age. When she passed two years ago, I had no idea how I would be able to afford to continue living here. Renting out the extra space in my home has given me the breathing room I needed to regain my financial footing, and I've had nothing but good experiences with my guests and neighbors.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelenos needing a temporary place to stay while they wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – 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 me, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you,

Hoai Ly Phan

City Council File #14-1635-S2

Dear Councilmember Ofarrell:

My name is Eric Pierce and I reside in your district at 1458 Westerly Terrace, Los Angeles 90026 in the neighborhood known as Silverlake. I have been a Silverlake resident for most of my adult life and have been a homeowner in Silverlake for the past 14 years. I am originally from east of Silverlake, the neighborhood known as Echo Park where I was born and raised. I have seen a lot of change in the neighborhood, most of it for the good. I would like to talk to you about home-sharing, which I feel is good change.

My partner and I started home-sharing because of the desire to make some extra money for travel, pay some bills, and become art patrons. My partner is a friend with a world renowned performance artist who lives in Berlin and is broker than the Ten Commandments. It has always been a dream of Hector's and mine to help his artist friend with basic expenses so he could concentrate on his craft, performing. With the money we make from home-sharing we are able send a little to Berlin to help the artist pay rent, buy food, and travel.

Home-sharing has made a positive impact in my and my partner's lives, as well as our community. We have opened our homes to persons from around the world and have now made many new and dear friends. For example the professor from Philly who needed a short term stay for her and her three dogs Mulligan, Miles, and little Paloma, while she was a guest professor at USC. Or the law student Eric and his girlfriend Nitya who needed a short term stay for them and their little doggie Charlie Brown, while Eric did his law internship at the City of Los Angeles DA's office. Both the professor and Eric patronized local pet supplies, groomers, and vets. All the guests of our home-sharing love Café Tropical, which is a Cuban coffee house. Businesses around our home-sharing unit do well by the increased foot traffic. The local dry cleaner saw the law student Eric so often that they became on a first name basis.

As you go forward it is my earnest request that you consider home-sharing as part of the neighborhood economy. I hope my letter illustrates those who are directly and indirectly positively impacted by the home-sharing. Thank you for your time and consideration in this matter. Please do not hesitate to contact me should you have any questions, 323-868-9266.

Sincerely,

Eric A. Pierce

Letter: Before Acting, Consider Unintended Consequences

Honorable Councilmembers:

I own a duplex in Los Angeles. I live in one half, and rent out the other. It would seem to me the height of government overreach to tell me I can rent out my own property for 31 days, but not 29 days?

Why not? In fact, when I went away on vacation last year, I rented my OWN unit for the 10 days I was gone. The money I made was spent painting my building. This is economic stimulus. AirBnB frees up wasted space and puts it to use. WIN-WIN.

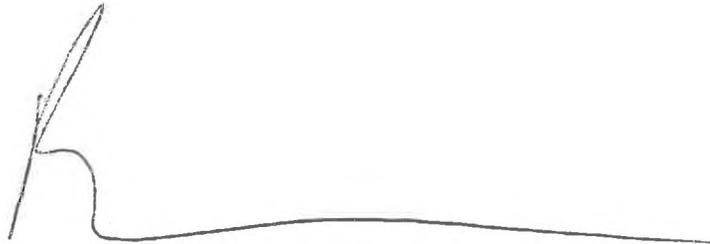
My guests LOVE staying in my place. I have nothing by 5-star reviews. Do the neighbors mind? I don't know. I haven't heard a thing. In fact, I live next door, and I rarely if ever even meet my guests – they are out seeing the city!

Let's not be like France with Uber, or Santa Monica with AirBnB, who let hotel worker's unions, of all people, write the law.

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,

Brock Harris
2235 Hyperion Ave.
Los Angeles, CA 90027
213-842-7625

A handwritten signature in black ink, consisting of a large, stylized capital letter 'B' followed by a long, horizontal, slightly wavy line extending to the right.



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: "I support Short Term Rentals." Thanks for your support on this important issue.

1 message

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

Fri, Aug 21, 2015 at 7:26 AM

--
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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From: **LARRY BLIVAS** <lblivas148@aol.com>
Date: Fri, Aug 21, 2015 at 12:22 AM
Subject: "I support Short Term Rentals." Thanks for your support on this important issue.
To: sharon.dickinson@lacity.org

**"I support Short Term Rentals."
Thanks for your support on this
important issue.**

Regards,
Larry Blivas
President and CEO
LBJ Realty LP
"Investing in Your Future"
Cell:310-345-6767
Fax: 310-440-1938
LBJApartments.com



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

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

Fri, Aug 21, 2015 at 7:26 AM

--
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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From: **sky wise** <skywise39@gmail.com>

Date: Thu, Aug 20, 2015 at 9:47 PM

Subject: City Council File #14-1635-S2

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 Councilman Huizar:

Cc: Councilman Koretz, et al, and Senator Ben Allen, Senator, Dianne Feinstein

Subject line: City Council File #14-1635-S2

I live in Councilman Koretz's district and this letter is in reference to your upcoming meeting on August 25, 2015. I am writing you in support of homesharing and favorable legislation that allows homeowners to share a bedroom, couch, or other appropriate sleeping area with guests from throughout the United States and world.

I also know that UCLA medical residents, job seekers, and other professionals are looking for the opportunity to stay for short periods of time, usually with families, where a hotel stay is either too cramped, too expensive, or doesn't allow pets. As a homeowner near Los Angeles, I constantly see foreign students and out of state students seeking places to stay for periods lasting from a few weeks to a few months, depending on their program.

The returns from creating a homesharing license would not only positively benefit homeowners and travelers, but also local businesses, and even Los Angeles as a whole. Indeed, earmarking even a small portion of the revenue from such a tax could be used for a variety of community development/betterment programs.

For example, just blocks away from Councilman Koretz's West LA location, the 405 overpass harbors a shantytown of homeless individuals, many of whom are military veterans that deserve more than what the city has recently proposed (i.e. relocating their possessions to improve the "curb appeal" of our city streets).

As a military veteran, seeing those men and women (some still in their teens), on the streets strikes a cord with me. Just imagine, with the funds from this proposed license/tax our district and city could **set an example for our state and nation** by investing in both short and long-term solutions to the homelessness situation.

Arun Sundararajan, a New York University economist who studies the sharing economy, told a January congressional hearing that "[the shared economy] will have a positive impact on economic growth and welfare, by stimulating new consumption, by raising productivity, and by catalyzing individual innovation and entrepreneurship".

But we desperately need to shift perspectives from those that believe we're dealing with a "stealing economy." Homeowners can already have a garage sale without a retail license and host a cocktail party without a liquor license – no one would consider this stealing!

Policy makers like you play a key role in educating the public about these important differences. The reality is that the "shared economy" is made up of people like me that want to earn money *responsibly* by leveraging an asset that I own – just as I would my driveway if I were holding a garage sale.

Everyone should have the opportunity to benefit from it, but this is impossible if it remains misunderstood and villainized. I urge **you** to remain open minded. Antiquated systems and processes need updating and you have that power, please use it - it is why we've elected you!

As a veteran and an MBA, I'm happy to offer my services, time, effort, and ideas to create worthwhile solutions.
Sincerely,
Brian

PS - Why not earmark funds from homesharing for cottage communities for the homeless? Other cities are doing it and it is saving the tax payers money and directly helping the homeless.

August, 17, 2015

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,

My name is Rick Draughon and my husband, Scott Gamzon, and I live at 2501 Kenilworth Avenue in Silver Lake with our 11 year old son. We purchased our home in 2009 moving from Sherman Oaks. We were attracted to the neighborhood because of the close knit community and the great elementary school.

The reason I'm writing is 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.

Our home on Kenilworth Avenue is next to a duplex that had been turned into a mini-hotel. When we purchased our home, the owner lived in the bottom unit, and rented out the top unit. In 2012 the owner and his family moved out and started renting the lower unit on a short term basis (30 days or less). They used various websites (such as Air B&B, and VRBO). At first, the owners stated it was a temporary situation due to their financial situation. We tried to be understanding, and initially looked the other way... but then their "temporary" situation quickly turned into a lucrative business. We had new short term tenants in every three days or so who didn't respect the neighborhood. From parking in front of our gate and garage (blocking access to our/other neighbors homes), to hosting parties that went on half the night, to lighting a wood fire pit that blew smoke right into our (and another neighbors) home, it was an incredible nuisance. But for us, the biggest issue is that we didn't know who was living next door. Despite the owners assurances that they only rented to "good people," they had no way to screen who was coming or going. How did they know they had not rented their unit to a registered sex offender? With a neighborhood full of young children, it's quite unsettling *not* knowing who your neighbors are. You really think twice about letting your child play alone outside in the backyard... not knowing who might be on the other side of a low lying fence in the adjacent one.

While our neighbor has recently rented their unit out on a long term basis, it is still worrisome that if their current tenant didn't work out, that they could go back to renting one or both units on a short term basis. We did not move to Silver Lake to live next door to a transient mini-hotel.

While our experience is our own, similar situations are running rampant all across our neighborhood. I ask that you please put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Rick Draughon & Scott Gamzon

2501 Kenilworth Avenue

Los Angeles, CA 90039

323-668-0230

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
Councilmember Jose Huizar
Councilmember Joe Buscaino

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

August 18, 2015

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

Dear Councilmember Bonin,

In 1980 my husband and I were 21 years old when we bought our home at 12426 Mitchell Ave. In the subsequent years we raised a family in this close knit block of neighbors. We were young homeowners working for General Telephone Company. My husband still works for the telephone company now called Verizon. I now work for the City of Santa Monica. We miss the past when the neighborhood was quiet and neighbors were tolerant, understanding, kind, helpful, considerate. We miss the days when we used to get together with our neighbors for dinner and block potlucks. Back then we as neighbors not only knew each other's names, and personal information, but we could even call our neighbors dogs, cats, turtles, birds by their names. Those were the days when we looked out for one another and knew immediately when someone new appeared on the block.

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.

All the elements that created a close knit neighborhood changed with AirBnB short-term rentals. Our neighbors on both sides of our home have AirBnB Boarders coming and going at all times of the day and night. We hear the constant noise of luggage wheels rolling on the sidewalk as strangers roll their luggage up and down the block-it sounds like an airport terminal. Taxis, Uber, and Lyft all arrive at different hours to drop off or pick up strangers standing on the sidewalk in front of our home. We no longer know who actually lives next door to us. This is alarming as we have no idea if these strangers have any background criminal past. Also, we cannot determine if there is a burglary in progress since we do not know who lives next door. Then there is the subject of no parking available to the actual homeowners because some of the AirBnB Boarders rent or lease cars which add to the stressful situation of trying to find parking on a street with limited parking. Gone is the quiet neighborhood and gone is the friendliness of neighbors who know each other. This is no longer a residential neighborhood fit to raise a family but rather a commercial business street with strangers who do not care about this neighborhood.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Martha Santana
12426 Mitchell Ave
Los Angeles, CA 90066
310-397-1335

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
Councilmember Jose Huizar
Councilmember Joe Buscaino

Dear Council-member Jose Huizar,

I am a full time law student with a part time job, and I volunteer when I can. This obviously keeps me busy. However, I am not from Los Angeles and take the time to travel home to see my family whenever possible. Home-sharing through AirBnb has allowed me to earn supplemental income to cover my living expenses and has allowed me to travel when my schedule permits.

When you're a full time law student, the American Bar Association only allows you to work a maximum of twenty hours per week. That isn't a lot of time to earn supplemental income, nor do employers typically pay high wages to employees who can only work up to twenty hours per week. When I found out about AirBnB it only made sense for me to begin hosting when I was away. I love living in downtown Los Angeles and I was right in assuming people love to visit and stay in downtown whenever in the city. Again, the money earned has helped me cover the high cost of living in Los Angeles while being able visit family and pursue other interests.

In short, I fully support responsible legislation that makes Los Angeles an example home-sharing economy. I believe there are certain measures that should be put in place to treat the city, home-sharing platforms, hosts, and guests fairly, and I believe those measures could be beneficial for all. If for any reason you would like to learn more about my experience regarding hosting and the home-sharing process I'd welcome the conversation.

Regards,

Joss Tillard-Gates



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: I support Short Term Rentals

1 message

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

Thu, Aug 20, 2015 at 2:49 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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----- Forwarded message -----

From: **Katie Reed** <kreed@efficientlightingco.com>
Date: Thu, Aug 20, 2015 at 2:47 PM
Subject: I support Short Term Rentals
To: councilmember.huizar@lacity.org, Sharon Dickinson <sharon.dickinson@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

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,

Katie Reed

Katie Reed | Credit Department
EfficientLighting
2 Cranberry Rd Suite B5
Parsippany, NJ 07054
Office: 973.846.8568
Fax: 973.846.8567
kreed@efficientlightingco.com | www.efficientlightingco.com



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-52

1 message

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

Thu, Aug 20, 2015 at 7:30 AM

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Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
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sharon.dickinson@lacity.org



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From: **Hallie Weil** <hallie.weil@yahoo.com>

Date: Wed, Aug 19, 2015 at 9:51 PM

Subject: City Council File #14-1635-52

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>

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

REF: City Council File #14-1635-S2

Dear Councilmember Hulzar; Chair of Planning and Land-Use Committee.

I have been a resident in the Bel Air area of Los Angeles for the last seventeen years. I do not live in a mansion, but a small, residential home that I purchased at that time with the money I earned from working in the entertainment field. For a good portion of my

adult life I have worked in that industry. Some years ago I developed some health issues that left me with the inability to work in the only field that I was trained in. I always made my own living and never relied on anyone else or the government for any assistance. Since being unable to work in my field it has been hard to find appropriate jobs that would financially support me. When I heard about the Airbnb services, with their screening abilities, credit checks, and reviews of guest's past experiences, I felt secure in trying the option of renting out a room in my residence.

I am meticulous in choosing guests as I require my own sense of trust (as I live in the home alone) and respect my privacy and right to not have any untrustworthy 'transients' in the neighborhood. I personally write and screen any potential guest to make sure that they will not be noisy, and that they will be respectful of my property, and don't allow them to even entertain anyone I don't know while staying at my home. I live near UCLA and central to Beverly Hills, Westwood, and the San Fernando Valley. In doing this screening process I can say I have met the most wonderful people (finishing their doctorate programs at the university, producers working on projects in the film industry, parents and grandparents visiting their families while attending weddings or just being able to visit their grandchildren. They could not afford to stay in hotels and are extremely grateful to have the opportunity to come to Los Angeles to do this. People from all over the world have become dear friends and some have become like family to me. It has created a safe haven for them to afford the opportunity to utilize local restaurants and businesses and also added commerce to the community.

I am aware there will be a legislative process taking place on August 25th on how to proceed with the homesharing issue. I wanted to make my voice heard in support of this new industry that has brought extra commerce, friendship and personal financial aid to myself as well as the community. I urge you to not take away the rights that honest, community concerned citizens like myself have to host guests in their own home, and enjoy what has been a both financially and personally wonderful experience.

Thank You.

Sincerely,

Hallie Weil

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



**KNESSETH ISRAEL CONGREGATION
OF BEVERLYWOOD**

2384 SO. ROBERTSON BLVD. • LOS ANGELES, CA 90034
(310) 839-4962

Councilmember Jose Huizar
Planning & Land Use Committee
Los Angeles City Council

Dear Councilmember Huizar,

Congregation Kneseth Israel has been at the same location for some 50 years and is located in Councilmember Wesson's jurisdiction. We are writing to let you know about the benefits that AirBnB has brought to our community. Our synagogue is not located within walking distance of any traditional hotels (the nearest hotels of any sort are almost two miles away) and because of local AirBnB hosts, many local AirBnB guests are able to participate in and enhance our worship services and to ensure a quorum for timely prayer and events. We have found many AirBnB guests prefer to stay in members' homes because they are kosher and friendly. Many others are only able to stay at AirBnB hosts in order to be close to their families that live near the synagogue. The increased foot traffic AirBnB guests, Jewish and non-Jewish, also helps local kosher eateries (such as The Bagel Factory) thrive in an otherwise difficult business environment.

The Congregation hopes that you, the Planning & Land Use Committee, and the entire City Council will take these community benefits into account when considering regulation that might change the optimal status quo. Thank you.

Sincerely,

Congregation Kneseth Israel

Please do what is best for our Neighborhoods! Please consider the BENEFITS of short-term rentals and the consider the Unintended Consequences of Mr. Bonin's proposal

Honorable Councilmembers:

I own my own duplex home in Mar Vista where I have been a very happy resident I Los Angeles for over 25 years, and I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. As many of my friends also do, 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 over 6 years I rented my home out on a long term basis, and during that time experienced significant noise and a great deal of damage in the home from tenants who were otherwise quite nice people, I decided 7 years ago, when they moved out, to start a small business renting out my home short term. The result has been nothing short of an extraordinarily positive experience for myself, my neighbors and the community of MarVista.

Our short-term tenants read our 5-star reviews online and arrive to a beautiful home, well maintained and appointed, that would be the envy of any neighborhood. We give them terrific treatment, and our neighbors occasionally join us when we meet the tenants, giving everyone a sense of authentic and shared community. People truly love that. So do we.

Far from "ruining the neighborhood," our short term vacation rental has, we believe, improved the quality of life in the neighborhood. We learn so much from our tenants, we share our experiences with them of life in Los Angeles (and of life itself!) and offer them a lot of helpful tips and ideas on how to best enjoy it – tips and personalized help that few tourists can receive from a hotel's staff or even a concierge.

Like others who are writing you, I too 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 to me at all.

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.

No one disputes that the new world of "share economies" is disruptive to traditional economics, and we are at the beginning of an exciting new global movement of shared housing that is by no means going away and will only become more popular as the years go by. It's just not going to go away in a world where sharing our resources is more

important than ever. Nor should we encourage it to, as this restrictive ordinance sets out to do.

I personally think it is rather specious argument that holds that near-the-beach neighborhoods are devalued by tourists and visitors staying in private homes. As if somehow the “donna Reed” or “Andy of Mayberry” neighborhood aura is destroyed. But Mayberry is not what Los Angeles is about. The beach areas ARE tourist attractions, they thrive on this new energy and dynamic. I was a long-term tenant in LA for 20 years, and I certainly new LESS people in my neighborhood then, and communicated less, than I do now as a short-term landlord interacting with my tenants and neighbors on a daily basis. And consuming more from the local restaurants and suppliers (we restock everything with every new visit) than I ever did as a long-term landlord. People create NEW neighborhoods with new dynamics all the time, that is what LA was built on and will continue to be built.

Regressing back to restrictive zoning that penalized folks like us short-term landlords is senseless for the City and senseless for us. 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.

I will agree also with what others have said: 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.

I need this healthy, happy source of secondary income from short-term rentals to pay my mortgage and to live in a City that I am making a real and quantifiable contribution to. 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,

James Ulmer
jamesulmer@verizon.net

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,

Ross Ferster (owner of short term rental home)
rostis2000@aol.com



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Airbnb

1 message

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

Thu, Aug 20, 2015 at 7:29 AM

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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
sharon.dickinson@lacity.org



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From: **Ruth Hudin** <ruthhudin@gmail.com>
Date: Wed, Aug 19, 2015 at 7:12 PM
Subject: Airbnb
To: "kevin.ocubillo@lacity.org" <kevin.ocubillo@lacity.org>
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

*"Hi, I'm a small business owner and a constituent here in Council District 14 and I wanted to encourage Council Member Huizar to continue working towards creating fair home sharing legislation. Home sharing helps generate economic activity, including **9.3 million dollars** in direct guest spending at local DTLA businesses in 2014. Thank you for your time."*

Ruth Hudin
ruthhudin@gmail.com



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

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

Thu, Aug 20, 2015 at 7:29 AM

--

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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From: **Monte Hellman** <mozhell@gmail.com>

Date: Wed, Aug 19, 2015 at 5:49 PM

Subject: City Council File #14-1635-S2

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 Councilmember Huizar,

I'm writing to ask you to help create clear and fair legislation regarding home sharing.

I would like to share my experience with home-sharing in Los Angeles, and relate how it has improved the quality of my life as well as the lives of the community.

I have lived in Los Angeles since 1934, when I came here as a child with my parents. I graduated at the head of my class from Los Angeles High, receiving the Harvard Prize Book for "most outstanding boy," as silly and sexist as that may seem today. I did undergraduate studies in drama at Stanford University on an NBC scholarship, and spent a year and a half working toward a Master's in motion pictures at UCLA.

I spent three years acting and directing at a regional theater in Guerneville, California, before coming back to Los Angeles to start my own theater company where I produced and directed the first Los Angeles production of *Waiting for Godot*, at that time the fifth production in the world.

I directed my first movie in 1959. My feature film TWO-LANE BLACKTOP was selected for preservation by the National Film Registry of the Library of Congress, and my recent movie ROAD TO NOWHERE won a Special Gold Lion at the Venice Film Festival. Several of my movies are being distributed on video by the prestigious Criterion Collection of "important classic and contemporary films." I'm a member of the Directors Guild of America, as well as the Academy of Motion Picture Arts and Sciences.

I've been living in my current home since 1979, renting it for a number of years, and now paying off a mortgage in the process of buying it. My career as a film director has been immensely rewarding in every way except financially, and I supplemented my income for thirteen years by teaching part time at USC, and later at the California Institute of Arts. When that ended I was in danger of being forced to leave the house I've lived in most of my adult life.

Since discovering home-sharing I've been welcoming guests into my home for a little more than a year and a half. I've met some wonderful people from all parts of the world, some of whom have remained friends ever since their stay with me. And I've been able to make up for the loss of my part-time income, and most importantly, have been able to remain self-sufficient and continue living in my home.

In addition to my garage, I have two guest parking spaces on my property, so that my guests have no negative impact on my neighbors' parking availability. I live on an extremely quiet street, so my guests have not added to congestion in any way. And in addition to the small income I've derived, I have the benefit of company as well as the safety and security of another person or two in the house.

Please consider people like me when you draft the final legislation on home sharing.

Sincerely,

Monte Hellman

August 19, 2015

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 in Downtown 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,

Cesar Azanza



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Home sharing at stake

1 message

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

Thu, Aug 20, 2015 at 7:28 AM

--
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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----- Forwarded message -----

From: Philip S <philip.sinsheimer@gmail.com>

Date: Wed, Aug 19, 2015 at 5:26 PM

Subject: Home sharing at stake

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

Hello

I'm writing to you as a voting resident of Koreatown for the past 10 years and an Airbnb host for the past 3 years.

It's like you to consider people like me when weighing on the final legislation on home sharing in Los Angeles.

After a decline in my income and a raise of my rent, become an Airbnb host has helped me stay where I live and be able to make my payments. It is not that much a source of income as a means of remaining an L.A. resident.

Many of my guests have told me that they would not have been able to visit Los Angeles if it wasn't for the rates of home sharing provided by Airbnb. More locally, businesses have benefited from my hosting as I share a list of my favorite restaurants and shops near me.

I urge you to be favorable in the legislation of home sharing in my district and Los Angeles county at large, as it appears to me as a win-win-win opportunity for so many: hosts who can afford staying where they live, guests

8/21/2015

City of Los Angeles Mail - Fwd: Home sharing at stake

who can afford to visit my neighborhood and local businesses.

Philip SINSHEIMER

Cel: (310) 801-4555



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Home sharing at stake

1 message

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

Thu, Aug 20, 2015 at 7:28 AM

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Sharon Dickinson
Legislative Assistant
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8/21/2015

City of Los Angeles Mail - Fwd: Home sharing at stake

who can afford to visit my neighborhood and local businesses.

Philip SINSHEIMER

Cel: (310) 801-4555

8/19/2015

Honorable Councilmembers:

I am a property manager in Los Angeles, currently managing 7 units, all of whom are in compliance with tax requirements. My company uses vacation rental website services for some of our properties to help homeowners rent out their space. As a real estate agent, I also utilize The MLS (Multiple Listing Service) and list my properties on this site as well for more long-term potential leases.

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 media stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. My company follows a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. I personally provide a tour of the unit, apartment and/or home to guests; I serve as an emergency contact, available by phone 24/7; I respond to any noise complaints by neighbors; and ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests. Most of my properties are condo's and I respect and honor whatever the particular building mandates with respect to rental regulations, i.e., 30 day minimum, I lease for only 30 day minimums.

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, Palm Springs and Newport Beach.

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.

For example, we keep hearing over and over the argument on the opposition side that short-term rentals are affecting and depleting the affordable housing market. This is simply not true. As a real estate agent, I have done extensive research and compiled data reflecting the current standard lease rate and the affordability factor based on the States affordable housing formula. There are no affordable housing units anywhere north of 30th St in LA. No one is doing short term rentals south of 30th. No one vacations south of 30th St. No CEO's or other corporate executives are staying in properties south of 30 . Even the area just adjacent to 30 St, the USC area, standard rentals are no less than \$3600/month. In order to afford \$3600/month, one needs to make at minimum, \$ 140,000/annually

In the areas you find most short-term rentals, Beverly Hills, West Hollywood, Santa Monica, Venice, Malibu, Hollywood, Los Feliz, Silverlake, Downtown and all beach cities to the south, there are no affordable housing units. Short term rentals have no affect on the affordable housing market as there are no affordable housing units in any of these areas. From my immediate experience, which is in Downtown, the average square foot cost is \$3.00/psf, which equates to \$3000/month for a 1000sq.ft. condo/loft. At \$3000/month, one would need to make at minimum \$120,000/yr. 99% of our guests are business people coming in for a convention, a temporary assignment, relocating for permanent employment, the TV/Film industry needing accommodations for crew and actors, individuals who travel to LA for medical treatment and the other 1% are USC affiliated individuals (parents moving their kids, parents going to graduations, etc.) I personally don't have the partiers, nor very seldom vacationers.

The other and equally important issue is apartment owners converting entire buildings into short-term rentals. Although I don't support this type of endeavor, I also feel that apartment building owners are investors and it is only fair that investors do their best to reach the best rate of return. I think a more prudent approach would be to adopt a formula whereby only a % of units in any apartment building can be utilized as short term leasing verses the whole.

I also want to mention that I took a tour the other day at a beautiful new building downtown called Level. It's a brand new, ground up development at the corner of 9th & Olive. It is a Canadian development company with plans to develop additional parcels downtown. It's a stunning building and according to their spokesperson, they have been granted specific zoning to classify this building as a short-term rental building, not a hotel. Yet, their business model is operated very much like a hotel. My question to all of you is; why is the city not pushing harder for affordable housing? Many developers downtown have partnerships with state funding and sometimes federal funding. They get fantastic tax incentives to develop, yet not one has developed affordable housing in downtown in the last 10 years with the exception of the SRO developers. I think it's extremely important for the council and council staff to do their homework. Apartment building owners, developers like the Onni Group should not be compared to the single homeowner with one property. This is a varied industry, from the single home owner, to those that lease out a room in their home, to apartment building owners and developers and should be analyzed thoroughly before blanket decisions are made.

Respectfully,

Paula Samuel

August 19, 2015

Duncan Forster
5240 Stratford Road
Los Angeles, CA 90042

Jose Huizar, Council District 14
200 N. Spring Street, Room 465
Los Angeles, CA 90012

REGARDING: Regulation of Home Sharing

Dear Councilmember Huizar;

I understand that the City of Los Angeles is in the process of drafting legislation to regulate home sharing. I am writing this letter to express my support for the practice of home sharing, and speak to its benefits for my community, and to me as a resident of Los Angeles.

Home sharing as a practice is a socializing, and individually liberating practice. In purely economical terms, it encourages residents of Los Angeles to maximize the value of their own property. Its net effect is to increase the use and value of the city as a whole. In less abstract terms, home sharing encourages spending by travellers who might not otherwise visit various communities within Los Angeles because (a) these areas are underserved by more traditional methods of hospitality, or (b) because these travellers are only interested in travelling via the home sharing experience. Tourists from Europe, Asia and Australia all enjoy cultures that have a preference for 'bed-and-breakfast' style travel. Chain hotels are not a part of the traveling culture of many visitors from these countries. Encouraging a healthy home sharing community in Los Angeles is a way to encourage these tourists to visit Los Angeles, while at the same time not diminishing the client base of the established hotel and motel chains that operate within the city.

Additionally, home sharing is a way for travellers to experience Los Angeles in a way that is inviting and informative. This impacts professionals who are considering a move to Los Angeles and helps them make that decision in Los Angeles' favor. That is, home sharing provides a way for people considering a move to Los Angeles to experience the city more accurately from a resident's perspective, rather than from that of a tourist.

I have heard expressed the argument that home sharing increases the cost of housing in various communities of Los Angeles. I consider this argument to be a fallacy. Cost-of-housing issues are best mitigated by initiating programs that create more housing. As a long-time resident of Los Angeles, I would only be too happy to support such initiatives, but I do not believe cost-of-housing issues are very relevant to the home sharing debate.

Thank you for your time and energy in considering this important legislation. I am hopeful that the upcoming PLUM committee meeting of August 25 will provide input from a range of constituents who understand the benefits of home sharing to Los Angeles and its many wonderful communities.

Sincerely,



Duncan Forster

Letter: Short-Term Rentals Promote Quality of Life

Honorable Councilmembers:

I live in a single-family residence and I rent out my spare guest house through an online vacation rental service. My husband passed away unexpectedly and without the extra income, I would not be able to stay in the home he and I shared for almost ten years. Renting this space has given me 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 I've received from renting out my guest house has been nothing short of a lifeline. I've had nothing but good experiences with my guests. My neighbors are aware of the rental and have not been impacted. In fact, they ask me how it is going all the time. They know I need this source of income.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Some of my renters, for instance, are soon-to-be Angelinos needing a temporary place to stay. Some are working here on a project, and some are on vacation. I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect. I happen to work out of my home, so I am here most of the time to answer questions and make sure nothing goes awry.

There are many others out there like me – 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. I also see that money is spent in both the immediate neighborhood and surrounding areas (shopping bags, clothing tags, and receipts are the evidence left behind.) 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 me, and countless other Angelinos – not just the party-house footage you've seen on TV.

Thank you,



Suzan Allbritton
578 Washington Blvd. # 396
Marina del Rey, CA 90292

We feel Santa Monica's new restrictions on short-term rentals are unfair for individuals, although I do understand that businesses who have taken rental units off the rental market are a separate category.

We are a retired 80 year old couple and long time residents of Santa Monica who live on our social security checks. Our property consists of a home with two units in the back, both of which are under rent control. We have just been renting on Airbnb for a year and it has been a blessing! We now have some extra funds with which to do some needed repairs. We only rent our home when we are traveling to see children and grandchildren. There is no way we will be able to rent and stay on the premises as the new legislation demands. nor do we think that people who come for vacations want to stay a month. Because we live in our house when we are not traveling, we are NOT removing any possible rental from the housing market.

Most of the guests to whom we rent are families with children and going to a hotel would be too expensive and thus they would go elsewhere. I would guess that these guests spend more in the one week they are in Santa Monica than we do in one month. That is great for our local merchants and they should all encourage the necessary changes in the legislation. We are perfectly willing to get a business license and pay reasonable hotel taxes. Any suggestions you have for how we can change the legislation to allow rentals as short as one day or as long as a guest wants to stay would be great.

Santa Monica will be the ultimate winner, as well as, the owners of the rental property.

16 August 2015

RE: Council File 14-1635-S2

Honorable Jose Huizar and PLUM Committee Members:

Please be aware of a conflict in the Motion put forth by Council Members Bonin, Koretz and Wesson regarding Short-Term Rentals.

The Motion would prohibit any unit that is subject to the City's Rent Stabilization Ordinance (RSO) from being used as a Short-Term Rental. While this may be appropriate for Rent Stabilized Units that are part of a multi-family dwelling, the RSO also can apply to single-family homes in situations where there is more than one single family home on a parcel.

An ordinance that bans all RSO units from short-term rental would unfairly apply to those homes that are primary residences if they are also happen to be subject to the RSO.

As a long-time resident of Highland Park I hope you will take this conflict in mind as you draft sensible regulations of short-term rentals.

Most Sincerely,

Rebecca Samuels
6222 Bertha Street
Los Angeles, CA 90042

Letter: Before Acting, Consider Unintended Consequences

14-1635-S2

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.

3 years ago my wife and I purchased a single-family residence in Venice Beach that was previously occupied by the owner. Our intention was to eventually move into to this house but shortly after the purchase I was laid off from my job. 30 interviews and 3 years later I still cannot find employment in my field. I have a young child, 4 years old, and am married to a "stay-at-home-mom". We decided to join the short-term rental as hosts. This has enabled us to survive in a tough economy and pays for all of our food, clothing and shelter.

We are very strict about noise and inform our guests that they need to be respectful of our neighbors otherwise we will take away their damage deposit. We have had full compliance and have received no complaints from our neighbors.

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,

Kevin Gallagher
29 26th Avenue, Venice CA 90291



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: NEW INFORMATION ON URGENT ACTION ALERT

1 message

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

Thu, Aug 20, 2015 at 2:48 PM

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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
sharon.dickinson@lacity.org



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From: **Khai Nguyen** <knguyen@efficientlightingco.com>
Date: Thu, Aug 20, 2015 at 2:45 PM
Subject: Re: NEW INFORMATION ON URGENT ACTION ALERT
To: councilmember.huizar@lacity.org, Sharon Dickinson <sharon.dickinson@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

Letter: Smart Regulation, Not a Reactionary Approach

Subject: I support Short Term Rentals

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,

Khai Nguyen

Dear councilmembers,

My name is Manuelle Charbonneau. I am a business psychologist on the Westside, married to a psychiatrist, with 2 kids ages 10 and 14.

I am writing to you in support of short term rentals, both as a host owning a property that I rent, and as a consumer of short-term rentals (primarily on AirBnB.)

The main reasons I am a fan:

1. My family and elderly parents are all in France, where I am from as you can tell from my name. While we go and visit them over the summer, we are able to rent our own home, which offsets the price of the tickets. We would ABSOLUTELY not be able to afford going there every year to visit them and enjoy them if we did not rent our home every summer while we are away.
2. When we travel in Europe, we would ALSO not be able to afford staying there if it weren't for AirBnB rentals. We stayed in a cute and cozy apartment in the center of Toulouse for \$75 per night this summer, while very plain two star hotel rooms which sleep only 2 people each in France in the same location, were a minimum of \$120 per night multiplied by two rooms. In addition, we were welcomed by the owners, which is a very different experience altogether which we far prefer to more anonymous places.
3. When I went on business in Paris twice, I stayed in AirBnB twice. I have to go to New York on business once per month and I can say without a doubt (from having researched this EXTENSIVELY) that I would not have been able to develop my business in New York and Paris if it weren't for AirBnB. In addition to the considerable savings, I have been able to meet most interesting local people and stay in wonderful places that have amazing charm. Some of these people, because the contact is so much more personal and based on affinities, have even referred clients to me. One of my colleagues, a French business psychologist, was mentioning to me that he only travels to Japan in AirBnB because of the amazing places he can visit this way and the books he can read.
4. I love hotels, they will never go away, but I love knowing that my home is being enjoyed (and paid for) while I am away, and I love staying in other people's homes when I visit anywhere.

5. I have been paying L.A. Occupancy taxes since we started renting our home a year ago, and believe that this is adding significantly to the city of L.A.'s economy. To give you and an idea:

- one family stayed here from China (mom, her mother, her sister, and 2 kids) while looking into purchasing a \$5Million home, for 2 weeks while her kids were attending summer camps in L.A.

- one family stayed here from New York (mom and dad + 5 kids) for 3 weeks to visit her family.

I am not sure where or how these people would have been able to stay that would have given them the affordable level of comfort and local experience they received here.

I support Short-term rentals unconditionally and hope you will too! They are good for everyone: owners, travelers, businesses, and the City!

Manuelle Charbonneau, Ph.D.

Manuelle Charbonneau
manuellecharbonneau@gmail.com
US cell + 1 (310) 702-8894



Etta Armstrong <etta.armstrong@lacity.org>

14-1635

Fwd: Add to council files: 14-135 and 14-0539 ✓

1 message

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

Fri, Aug 21, 2015 at 7:26 AM

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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
 sharon.dickinson@lacity.org



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From: **Andrea Derujinsky** <expectamiracle@hotmail.com>
 Date: Thu, Aug 20, 2015 at 7:22 PM
 Subject: Add to council files: 14-135 and 14-0539
 To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>

"I support Short Term Rentals."

Honorable Councilmembers:

I live in a single-family residence and I rent out my spare room in my house through an online vacation rental service. Renting this space has given me 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 I've received from renting out my guest house has been nothing short of a lifeline for me and my family. I used to live with my mother in this home as I took care of her while she was terminally ill. When she passed six years ago, I had no idea how I would be able to afford to continue living here. Renting out the extra space to room mates was a night mare with my children susceptible to extremely unpredictable people whom I had no way to Vet. Now I share my home with guests from all over the world which has given me the breathing

room I needed to regain my financial footing, and I've had nothing but good experiences with my guests and neighbors.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelenos needing a temporary place to stay, others are traveling for business for several weeks and want a place to land at the end of their day while others wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – 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. I personally have 10 different jobs many of which are new modern ways of earning a living via Apps and other contemporary opportunities that have provided me the freedom to take my children to school and pick them up in the middle of the day. 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 me, and countless other Angelenos – not just the salacious party-house footage you've seen on TV. I would never allow someone in my home that was not Vetted to ensure the safety of my children, neighbors and myself. This is the first time I have felt safe with another person or persons in my personal space.

I want to add so many of my Guests have spent an enormous amount of money in my area from Restaurants, Shopping, car rentals, uber, taxi's, concerts, Plays and Museums. I would estimate to guess over the last 20 months nothing less than \$40,000 in spending. I could never contribute that much spending here in my area but feel I now am a contributing member of my community and local businesses.

Thank you,

Andrea D

90064



Letter_A_Homeowner.pdf

51K

Letter: Short-Term Rentals Promote Quality of Life

Honorable Councilmembers:

I live in a single-family residence and I rent out my spare room in my house through an online vacation rental service. Renting this space has given me 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 I've received from renting out my guest house has been nothing short of a lifeline for me and my family. I used to live with my mother in this home as I took care of her while she was terminally ill. When she passed six years ago, I had no idea how I would be able to afford to continue living here. Renting out the extra space to room mates was a night mare with my children susceptible to extremely unpredictable people whom I had no way to Vet. Now I share my home with guests from all over the world which has given me the breathing room I needed to regain my financial footing, and I've had nothing but good experiences with my guests and neighbors.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelenos needing a temporary place to stay, others are traveling for business for several weeks and want a place to land at the end of their day while others wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – 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. I personally have 10 different jobs many of which are new modern ways of earning a living via Apps and other contemporary opportunities that have provided me the freedom to take my children to school and pick them up in the middle of the day. 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 me, and countless other Angelenos – not just the salacious party-house footage you've seen on TV. I would never allow someone in my home that was not Vetted to ensure the safty of my children, neighbors and myself. This is the first time I have felt safe with another person or persons in my personal space.

I want to add so many of my Guests have spent an enormous amount of money in my area from Restaurants, Shopping, car rentals, uber, taxi's, concerts, Plays and Museums. I would estimate to guess over the last 20 months nothing less than \$40,000 in spending. I could never contribute that much spending here in my area but feel I now am a contributing member of my community and local businesses.

Thank you,
Andrea D
90064



Etta Armstrong <etta.armstrong@lacity.org>

14-1635

Fwd: 14-135 and 14-0539 in support of short term rentals.

1 message

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

Thu, Aug 20, 2015 at 2:49 PM

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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
sharon.dickinson@lacity.org



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----- Forwarded message -----

From: **Vu Thai** <vtthai@efficientlightingco.com>

Date: Thu, Aug 20, 2015 at 2:44 PM

Subject: 14-135 and 14-0539 in support of short term rentals.

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

Letter: Smart Regulation, Not a Reactionary Approach

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,

Vu Thai

Rita Harris

743 North Orange Drive

Los Angeles, CA 90038

Dear Mr. Jose Huizar

I am a live in Home owner, that for a number of years have been living off the refinancing proceeds of my home

I have been an Airbnb Hostess for 18 months, an American ambassador to 237 guests from 17 countries.

My life took a dramatic turn for the better when I became an Airbnb hostess. At 75 years I am learning just how small the world is.

In the past months I have hosted a Neuro Scientist from Italy, a Plastic surgeon from Singapore a director from England, I listen more attentively to the world news, I look forward to every day, I have a happy heart, I am no longer lonely, I have money in my pocket and a skip in my step. Who would have thought at 75 I would have the life I'm enjoying now. The world is a better place because of the home sharing opportunities. I am an ambassador for America, and for the City of Angels. My car knows how to drive to the CITADEL

I pay income taxes, donate money every month to various charitable organizations, and boost the local economy, generate revenue for small businesses and help a LOT of other people in our community along the way. By opening up my home I am adding to the booming tourist economy.

I urge you to consider creating fair and clear regulations that will allow people like me to continue my home sharing. I am grateful for the home sharing opportunity, I can now say I can afford myself.

Yours Sincerely

Rita Harris



Etta Armstrong <etta.armstrong@lacity.org>

council files: 14-135 and 14-0539 "I support short-term rentals"

1 message

Anthony Parry <anthonyxparry@gmail.com>

Thu, Aug 20, 2015 at 1:22 AM

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

I am concerned about the proposals 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 attach for reference a copy of a letter about this which I have sent to Jose Huizar, Chair, Planning and Land Use Management Committee. Thank you for your interest in this matter.

I own a 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 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 only home in America 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,

Anthony Parry

Currently living in England through no fault of his own

**Letter_Anthony_Parry_rev1.pdf**

320K

As from **FLAT 1 MAISEMORE MANSIONS, 35 CANFIELD GARDENS, LONDON NW6 3JN**
Tel +44 7979 054 678
e-mail anthonyxparry@gmail.com

Jose Huizar,
Chair, Planning and Land Use Management Committee (PLUM)
councilmember.huizar@lacity.org

August 20th, 2015

"I support Short Term Rentals"
Council files 14-1635 (Short-term rental regulations) and 14-0593 (Sharing Economy Study Working Group)

Honorable Councilmembers:

I am concerned 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.

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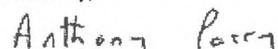
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As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,



Anthony Parry

Currently living in England through no fault of his own



14-1635

Etta Armstrong <etta.armstrong@lacity.org>

council files: 14-135 and 14-0539 "I support short-term rentals"

1 message

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Tel +44 7979 054 678
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Jose Huizar,
Chair, Planning and Land Use Management Committee (PLUM)
councilmember.huizar@lacity.org

August 20th, 2015

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Council files 14-1635 (Short-term rental regulations) and 14-0593 (Sharing Economy Study Working Group)

Honorable Councilmembers:

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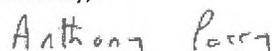
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Sincerely,



Anthony Parry

Currently living in England through no fault of his own

Subject: Proposal to limit short-term rentals in Los Angeles
To: councilmember.huizar@lacity.org, richard.williams@lacity.org

14-1635

As from **FLAT 1 MAISEMORE MANSIONS, 35 CANFIELD GARDENS, LONDON NW6 3JN**
Tel +44 7979 054 678
e-mail anthonyxparry@gmail.com

Jose Huizar,
Chair, Planning and Land Use Management Committee (PLUM)

August 19th, 2015

Proposal to limit short-term rentals in Los Angeles
Letter: Before Acting, Consider Unintended Consequences

Honorable Councilmembers:

I am concerned 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 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 home, and that doesn't make sense.

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Sincerely,

Anthony Parry

Currently living in England through no fault of his own

Bertrand Fauroux
715 east 111th Place
Los Angeles, CA 90059

Council member Marqueece Harris-Dawson

August 20, 2015

Object: City Council File #14-1635-S2

Dear Council member Harris-Dawson,

I am a constituent in your district and before the L.A. Council's PLUM committee is to convene next week, I wanted to express my full support in favor of home sharing and my hope that the council's efforts under the leadership of Jose Huizar will result in a fair and sensible regulation supporting home sharing in Los Angeles.

I have lived in South Los Angeles for the last 13 years and, like many others, suffered tremendous losses when the real estate values collapsed sending me under water for years afterwards. It took me 6 years of efforts to find someone willing to refinance my mortgage but my rate today is still too high compared to the market. This has put a colossal financial burden on my household, all the more as my revenue from my independent activity as a personal trainer plummeted over the last year and a half due to health issues resulting in 2 surgical operations which incapacitated me for 7 months and made me lose over 70% of my clientele.

Becoming a host and renting a spare bedroom through the home sharing community has been the only thing allowing me to stay current on my bills and stay in my home. This financial relief has also given me hope that I would be able to send my son to college.

I had amazing experiences hosting people from all over the world, people who otherwise would not come to this neck of the woods because of budget constraints or their philosophy (looking for an experience different from a hotel stay). I don't believe for a minute that we are competition or that we pose a threat for hotels whose occupancy and average room rates seem to keep progressing anyway.

I also believe our guests would chose different destinations where home sharing is allowed should an adverse legislation be passed in Los Angeles. This would be detrimental to the local economy who benefits form our guests, from local stores and restaurants, gas stations, rental car or transportation services, barber shops, let alone museums, attractions parks and other tourist sites in the greater Los Angeles area.

I understand that there might be a need for regulation especially in the case of individual investors who, in search of greater profit, might offer 10-15 or more accommodations at a time on the home sharing market, de facto operating like a hotel without any of the taxes and drawbacks. I certainly hope that small hosts trying to derive extra income to make ends meat at the end of the month won't be penalized because of them.

I also believe a transient tax could be introduced on all home sharing stay, which would greatly benefit the city of Los Angeles.

I hope you will continue to advocate for home sharing in Los Angeles and draft legislation that supports your constituents who want to participate in the home sharing community.

Yours respectfully,

Bertrand Fauroux