



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Mike Bravo <miguel@bravo1.la>

Wed, May 11, 2016 at 2:18 PM

To: "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

Mike Bravo
Venice Resident

CC:

Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

CF #14-1635-S2

1 message

Cynthia Strathmann <cstrathmann@saje.net>

Thu, May 5, 2016 at 10:23 AM

To: David Ambroz <davidambroz@gmail.com>

Cc: Mayor.garcetti@lacity.org, Ashley.atkinson@lacity.org, Kevin.keller@lacity.org, Councilmember.cedillo@lacity.org, Jennifer.rivera@lacity.org, Councilmember.krekorian@lacity.org, Matt.hale@lacity.org, Councilmember.blumenfeld@lacity.org, John.popoch@lacity.org, Councilmember.ryu@lacity.org, Nicholas.greif@lacity.org, Councilmember.koretz@lacity.org, James.bickhart@lacity.org, Councilmember.martinez@lacity.org, Jim.dantona@lacity.org, Alexis.marin@lacity.org, Councilmember.fuentes@lacity.org, Claudia.rodriguez@lacity.org, Susan.wong@lacity.org, councilmember.harris-dawson@lacity.org, Joanne.kim@lacity.org, Rachel.brashier@lacity.org, councilmember.price@lacity.org, Paloma Perez-McEvoy <Paloma.perez@lacity.org>, Marisa Alcaraz <Marisa.alcaraz@lacity.org>, councilmember.wesson@lacity.org, Justin.wesson@lacity.org, councilmember.bonin@lacity.org, tricia.keane@lacity.org, councilmember.englander@lacity.org, Doug.tripp@lacity.org, Hannah.lee@lacity.org, councilmember.ofarrell@lacity.org, david.giron@lacity.org, star.parsamyan@lacity.org, councilmember.huizar@lacity.org, Shawn.kuk@lacity.org, Martin.schlageter@lacity.org, councilmember.buscaino@lacity.org, jenny.chavez@lacity.org, dennis.gleason@lacity.org, matthew.glesne@lacity.org, Claire.bowin@lacity.org, Vince.bertoni@lacity.org, Sharon.dickinson@lacity.org

May 6, 2016

Los Angeles City Planning Commission

200 N. Spring Street,

Los Angeles, CA 90012

Sent to: CPC@lacity.org

RE: Support – Proposed Short Term Rental Ordinance CF #14-1635-S2

Dear President Ambroz and Planning Commission Members,

On behalf of Strategic Actions for a Just Economy, we would like to express our support of the policy framework that will help protect neighborhoods and preserve affordable housing. The proposed ordinance is a good model for home sharing because it allows legitimate home sharing, but prevents the displacement of tenants in rent controlled buildings by banning property management companies from converting rent stabilized units into *de facto* hotels.

Since 1996 SAJE has worked in South Central Los Angeles addressing economic development issues, healthy housing and tenants' rights. In the year 2015 our tenant clinic served 824 households facing eviction notices or unhealthy living conditions, or who sought guidance when faced with increasing rents and a lack of affordable housing in the city.



Sharon Dickinson <sharon.dickinson@lacity.org>

Regarding CF#14-1635-S2

1 message

Dan Crane <dancranehere@mac.com>

Wed, May 4, 2016 at 12:16 PM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Hello -

I'm writing in regards to council file number: CF#14-1635-S2, and planning commission file number: CPC-2016-1243-CA - the proposed Home-Sharing Ordinance that would impact Airbnb and other, similar home-sharing sites.

I've lived in Echo Park since 2004, and I've been renting out the guesthouse on my property via Airbnb since I bought it in 2012. It's a 2-bedroom bungalow that has hosted guests from Sweden, Norway, Japan, France, Denmark, Germany, Italy, the UK, Australia and many other countries.

Numerous notable writers have come to stay at my house and finish their books, write magazine stories or develop television shows. The home functions as a writer's retreat for these guests, who, would otherwise not choose to come to Los Angeles to write. And if they did, they would certainly not stay in a hotel.

Part of the reason so many of these guests (many of whom I've befriended) come to Los Angeles, is that they can stay in a house like mine for short periods of time while they work on their writing, or vacation with their family. Many guests return annually to stay here—eager to explore new LA restaurants, shops and cultural experiences.

Limiting or curtailing home sharing will make it far less likely for people like this to come to LA and spend money at local restaurants and businesses. If home sharing is eliminated, they will simply go elsewhere more hospitable. They have discovered what a vastly different experience it is to visit a city and stay as a guest on a local's property versus staying in an anonymous hotel.

I'm not at all opposed to limiting the number of home sharing units an owner may rent out – I agree that some bad apples have started buying up real estate with the sole purpose of short-term rentals, and this has negatively impacted the rental stocks and given home-sharing a bad name. I'm also unopposed to paying appropriate taxes, though I already pay state income tax on the income generated from the rentals. If there were a way to seamlessly integrate a city hotel tax into the Airbnb rental process, it would be fine with me.

However, limiting rentals to 90 days will make it impossible to continue offering home sharing. Burdensome application fees or requiring monthly reporting of taxes will also make home sharing incredibly undesirable, thus, depriving Los Angeles of vast amounts of tourism.

As a freelance journalist (NY Times, WSJ, Slate, etc) and musician, I find it essentially impossible to live off of my earnings. The only way I've survived is by renting out my guesthouse via Airbnb to supplement my income.

Please consider a major revision to the current proposal, or start over from scratch with more input from the vast and vibrant home sharing community.

Regards,

Dan Crane
Los Angeles, CA 90026

Letter attached



Airbnb Letter-Dan Crane.pdf

57K



Etta Armstrong <etta.armstrong@lacity.org>

Regarding CF#14-1635-S2

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Los Angeles, CA 90026

Letter attached

 **Airbnb Letter-Dan Crane.pdf**
57K

Dan Crane
Echo Park Resident since 2004
Los Angeles, CA 90026
dancranehere@mac.com

To Whom It May Concern:

I am writing regarding the proposed Home-Sharing Ordinance that would impact Airbnb and other, similar home-sharing sites.

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I'm not at all opposed to limiting the number of home sharing *units* an owner may rent out – I agree that some bad apples have started buying up real estate with the sole purpose of short-term rentals, and this has negatively impacted the rental stocks and given home-sharing a bad name. I'm also unopposed to paying appropriate taxes, though I already pay state income tax on the income generated from the rentals. If there were a way to seamlessly integrate a city hotel tax into the Airbnb rental process, it would be fine with me.

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Please consider a major revision to the current proposal, or start over from scratch with more input from the vast and vibrant home sharing community.

Regards,

Dan Crane
Los Angeles, CA 90026



Etta Armstrong <etta.armstrong@lacity.org>

Please Consider How Home-Sharing Ordinance CF#14-1635-S2 May Affect People Like Me

1 message

Reina Salas <reinaasalas@yahoo.com>

Fri, May 6, 2016 at 10:49 PM

Reply-To: Reina Salas <reinaasalas@yahoo.com>

To: "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>

Cc: "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

About:

The council file number: CF#14-1635-S2

The planning commission file number: CPC-2016-1243-CA

Hello,

I am hoping you will consider how this ordinance would affect me. I live in a wonderful two bedroom cottage that I would not be able to afford without the help of Airbnb. I used to rent out my second room to roommates but sadly half of the people I rented to, did not end up being a good experience for me or my home. Those are not good odds when it comes to having to live with people. Since I opened up my second room on Airbnb, I have had wonderful people 97% of the time! The other 3% weren't even bad, we just didn't connect. The big difference that Airbnb offers for people like me, is that I have a way of having vetted people into my home. And the people who do not yet have reviews, have to earn a good one, so they are accountable for how they act in my home, treat my neighbors, treat me etc.

Airbnb has allowed me to have time to myself when I need to decompress. My neighbors used to have complaints about my roommates not respecting the rules of the property. Ever since Airbnb, my guests agree to the rules before they come, and are held accountable through reviews after they leave. I have not had a problem since I started supplementing my rent through using the service that Airbnb provides. My quality of life has significantly gone up and I have met wonderful people from all parts of the world. Many who decide to stay with me are either trying to relocate to LA or are temporary students. These are people who would not be able to afford a hotel on their budget or be able to sign a lease.

I have found that Home-Sharing is not about tourism or robbing hotels of those tourist dollars. It's exactly what it claims to be; H O M E S H A R I N G. Which is a mutual benefit. I share my home and as a result, I have been able to travel for business or pleasure and people have shared their homes with me. We help each

other pay our rents and mortgages. We expand our world view. We create a culture of courtesy and trust. This is not some idealistic notion. This is something I am living every day thanks to Airbnb.

I hope you can consider the quality-of-life improvements that Airbnb has created for many people like myself and how certain restrictions within this ordinance may affect that.

Best,
R.S.

To: Councilman Herb Wesson

RE: Council file number: CF#14-1635-S2, Planning commission file number: CPC-2016-1243-CA

Dear Councilman Wesson, LA City Planning Commission and Mayor Garcetii,

I'm writing to ask you to consider people like me when you draft the final legislation on home sharing. I've been a homeowner in the Longwood Highlands area for over 8 yrs, I'm a tax-paying voter in Herb Wesson's district and I'm an Airbnb Host.

My husband and I adopted an older child from the foster care system in LA five years ago. She's had many challenges, some of which have been quite expensive. The income from Airbnb allowed us to get her into a rehab facility for 6 months and continue an additional 6 months in a sober living facility following rehab. Without the income from Airbnb this would have put a serious financial strain on our family. Free of drugs and alcohol, she is now able to lead a productive life, 14 months sober and fully employed.

Additionally, over the last three years we've been able to (little by little) remodel areas in our house to increase its value and, therefore, the overall value of homes in our neighborhood.

We are proud to say that we've shared our house with over 100 guests from all over the world who have directly benefitted local businesses. My husband and I provide a list of local stores and restaurants to all of our guests, and those businesses, from Ralph's on Pico to PIPS on La Brea to the taco truck at the corner of Venice and La Brea, see a direct benefit from our guest stays.

In addition, depending on their availability, we employ THREE single moms to help with housekeeping. The flexibility of the job means more time with their kids.

For me and my husband, reducing or banning home sharing would equate to diminish opportunities for our adopted daughter, eliminate the ability to make home improvements, reduce foot traffic to our neighborhood businesses and detract from employment opportunities for single mothers.

Please help create clear and fair legislation regarding home sharing.

Thank you for your time!

Amy and Peter Hunken



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

1 message

Helen Simmons <user@votervoice.net>

Wed, May 4, 2016 at 11:19 AM

Reply-To: hsimmons@omnihotels.com

To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Clerk Dickinson,

As the Area Managing Director of the Omni Los Angeles Hotel, I strongly support the draft ordinance concerning short-term rentals. These illicit businesses, some of which control dozens of properties, are engaged in unfair and often illegal competition with my business. It threatens not just my business, but the many employees who work here, other businesses that depend on us, and the city's own bottom line.

My hotel, along with the many others that serve the city, are an important part of the economy here. We employ thousands of residents in good, steady jobs. We pay millions of dollars in taxes that help pay for city services like police, fire, parks and schools. We are a vital part of the tourism industry in Los Angeles that supports thousands of other jobs in restaurants, retail shops and activities.

I'm not talking about home-sharing here - our industry supports people sharing a part of their own residence from time to time. The problem is permanent short-term rental operators who create "ghost hotels" are taking advantage of online sites that let them cover their tracks and evade the rules. They cheat the city out of taxes, disrupt neighborhoods, make a mockery of zoning laws, and put thousands of jobs at risk.

The ordinance in front of you would help put a stop to the many abuses in the short-term rental business, to the benefit of the city and its legitimate business community. It also would protect the ability of homeowners to engage in reasonable home-sharing activities. This is precisely the kind of ordinance that should be passed in LA, and we urge the Commission to lend its support.

Sincerely,

Helen Simmons
251 S Olive St
Los Angeles, CA 90012
hsimmons@omnihotels.com

May 5, 2016

Los Angeles Department of City Planning
Attn: Citywide Section
City Hall- Room 278
200 N. Spring Street
Los Angeles, CA 90012

CASE: CPC-2016-1243-CA
ENV-2016-1277-CE
CF#: 14-1635-S2

Dear City Planning Commission:

I would like to submit my response regarding the above HOME-SHARING regulation but first I would like to give you a brief history of how I became involved in home-sharing (Airbnb).

Prior to participating in Airbnb I hosted International travelers in my home through Couchsurfing, which is another popular site for tourists staying in people's home, with the only exception being that no monies are exchanged. I have made many lasting friendships from this type of interaction which not only benefits the tourist, but the host as well, as we learned many things; such as how to make sushi and wwoofing (working on organic farms in Canada).

Then I heard about Airbnb and I decided I would give it a try because at the time I had a room available in my home due to my child being away at college. Although I did not participate in Airbnb as much as I would have liked due to conflicts in my schedule, I did enjoy the interaction of Airbnb because it reminded me of Couchsurfing and it also gave me a few bucks to help pay for my single mother expenses.

Now regarding the above ordinance, I don't disagree with it completely and I do agree that it is important to **regulate** the industry, because like anything else there is always room for abuse from "slum lords" who are willing to make a quick buck and evade paying taxes. Getting a host to register and pay the Transient Occupancy Tax is all good and necessary; however, putting a **CAP** on the amount of days that a host can rent out their property is completely **unjust and unpatriotic**. Would you tell the hotel industry how many days they can rent out their rooms? Would you tell a restaurant how many days they can serve customers? No I don't think so, therefore, this clause must be removed from the ordinance. **Do not give in to the big interest of the hotel industry.**

Additionally, since this is a new ordinance and we are trying to get compliance as well as buy-in from the community at large on both sides of the isle, renters and residents alike, it is not necessary to **CRIMINALIZE** for non-compliance and make it a misdemeanor, as a simple fine will do.

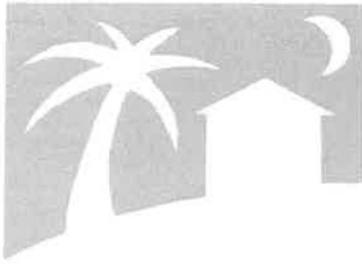
Furthermore, if you want compliance and buy-in from the hosting community then you have to keep their interest in mind and not cut off their source of revenue which benefits their families and communities. Not only does the City of Los Angeles benefit from more tourists visiting this wonderful city but more revenue is generated to augment the budget. If I want to stay in a sterile environment, then I will go to a hotel. However, if I want to get a more complete and well-rounded experience of the people and places I am visiting, then I will stay at an Airbnb, as was the case when I stayed at a cottage in Temecula right next to a vineyard and got to see horses and eat fresh farm chicken eggs.

Therefore, I urge you to **REMOVE THE 90 DAY CAP** and not **CRIMINILIZE** hosts for non-compliance on the proposed home-sharing ordinance and allow the City of Los Angeles and its citizens to prosper under this new regulated ordinance.

Sincerely,

Sonia Solis

Sonia Solis
1042 Farnam Street
Los Angeles, CA 90042



Venice Community Housing Corporation

720 Rose Avenue, Venice, California 90291-2710

Tel: (310) 399-4100 Fax: (310) 399-1130

Web: www.VCHCorp.org

May 5, 2016

Los Angeles City Planning Commission
200 N. Spring Street,
Los Angeles, CA 90012
Sent to: CPC@lacity.org

RE: Support – Proposed Short Term Rental Ordinance CF #14-1635-S2

Dear President Ambroz and Planning Commission Members,

On behalf of Venice Community Housing, we would like to express our support the policy framework of the proposed Short Term Rental Ordinance that will help protect neighborhoods and preserve affordable housing. The proposed ordinance is a good model for home sharing because it allows legitimate home sharing, while also protecting rent stabilized units and tenants. It also bans property management companies from operating “de facto” or illegal hotels, which pose direct competition to legal hotels that have gone through extensive environmental review, pay a living wage to their employees, and are subject to community input.

Los Angeles in the midst of an extreme affordable housing crisis. Rents have increased by 7.3% in 2014 alone, and the median renting household already spends 47% of its income on housing. In the midst of this crisis, short term rental companies such as Airbnb have removed over 10,000 units from the market. With high demand and low supply, the loss of housing further exacerbates rent. This policy strikes the right balance, by maintaining good standards of transparency and enforcement. Primary residents can rent their space for limited time periods so as to maintain permanent housing and be in full compliance of all regulations.

Rent stabilized residents are especially vulnerable to landlord harassment, and we are proud that the City has taken this into consideration to maintain rent stabilized buildings. If rent stabilized units were subject to short term renting, the enforcement of the policy would be highly problematic. It would effectively incentivize illegal subletting, illegal kick-backs, and unjust evictions.

We stand with residents, neighborhood associations, the hospitality industry, housing organizations, and labor unions in strong support of this policy and the process moving forward. Thank you for your consideration in this matter.

Sincerely,

Becky Dennison
Executive Director

cc: Mayor Garcetti, Los Angeles City Councilmembers, LA City Planning Department staff



Etta Armstrong <etta.armstrong@lacity.org>

AIRBNB Draft Ordinance CF#14-1635-S2 - please rethink the 90 day limit

1 message

Gregory Tuzin <greg@tuzin.com>

Mon, May 9, 2016 at 8:36 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org,
councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Council File Number: CF#14-1635-S2
Planning Commission File Number: CPC-2016-1243-CA
PDF copy of letter attached to email

To whom it may concern,

We are Airbnb hosts in Highland Park who depend on the income to survive. We live in the same building as our Airbnb, and would not rent it out on a full time basis without Airbnb. Airbnb has made it possible for us to pursue our creative careers and bring in income that allows us to survive at the same time. We only allow two people at a time, and they are never noisy. We are always home to oversee them and make sure they comply to our high standards of living. We recommend local businesses to them, and know that they take advantage of it.

The proposed Draft Ordinance on Short Term Rentals in LA would harm us in a very serious way. We have no issue with many aspects of it, and in fact support regulation:

1. Outlaw property owners from evicting long-term renters to use the units as short-term rentals.
2. Outlaw short-term rentals of four or more units by the same person/company.
3. Hosts pay a Transient Occupancy Registration Certificate and pay a per night fee/tax to the city, but to **restrict that to 90 days per year makes no sense when we are owner occupants**, and rent guest quarters on our individual property. In fact, this actually harms the city long term as the city could collect more revenue by not limiting the number of nights.
4. Renters should have to obtain the approval of property owner to host short term renters, and persons in rent controlled apartments shouldn't be able to move out and run an Air BnB business charging rents in excess of their monthly rent.
5. We have no issue with hosts being responsible for the "neighborly conduct" of their "guests" and neighbors should be able to report violations outside of just calling the police.

We very much want to work with the city. We support regulation, and management of Airbnb. That being said, **90 days per year** is simply not enough. We would have to find a different source of income from Airbnb.

Airbnb is a great service, as a host and traveler. It allows travelers to experience cities in ways never possible before. It allows a traveler to live like a local as opposed to being separated from the city in a high rise hotel. It would be huge shame to lose this as it truly expands our enjoyment of the cities we visit. We recognize that there are issues with the system that have to be worked out, but simply closing down a service that is so beneficial is not a great solution.

In particular please rethink the **90 days per year** limit. This number feels extremely arbitrary, and limits how we are able to use our own home.

Thank you for your time.

Gregory Tuzin & Paige Smith

Regarding Draft Ordinance CF#14-1635-S2.pdf
44K

To whom it may concern,

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CF#14-1635-S2

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Patrick Healy <ephealy44@gmail.com>

Thu, May 5, 2016 at 2:19 PM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

May 5, 2016

The Honorable Mike Bonin

200 N. Spring St. #475

Los Angeles, CA 90012

RE: Draft – CPC-2016-12435-CA, Council File Number: CF#14-1635-S2

Dear Councilmember Mike Bonin,

I have a house and have been a resident of Mar Vista for the past 13 years. I live alone with my 11-year-old daughter. Since 2013, I have been using Airbnb to rent out my guesthouse on a short term basis. Very simply, without the income from this small space, I would have been unable to pay the mortgage on my house and been forced to sell and move to a less quiet and less safe neighborhood. In addition, this supplemental income allows me to set aside a small amount every month for my daughter's college education. I estimate her college tuition, room and board and other expenses to be around \$ 135-150,000 if she attends a state university in California and closer to \$200,000 for private or out-of-state colleges. I simply won't be able to pay for her college education without this supplemental income.

The unexpected bonus of renting my guesthouse, outside of the income it provides, has been meeting new people from all over the world. Most of these people could easily afford a hotel room, but prefer a more personal setting and quiet environment. Many guests have requested recommendations for local businesses so I provide them with a map listing all local businesses such as restaurants, supermarkets, hair salons, coffee shops etc. In this small way, I can help the local business community.

I have read the recent draft ordinance and found it confusing with regards to Eligibility Requirements (2) b and Prohibitions (d) 4. They appear to contradict each other. Additionally, Prohibition (d) 3 is very upsetting as it reduces potential yearly income by 75%. The impact of this point alone could force me out of my house and I would be unable to save enough for my daughter's education. I encourage you to revise your ordinance in consideration of the hundreds of Los Angeles's hosts who depend on this income to survive.

5/10/2016

City of Los Angeles Mail - CF#14-1635-S2

Please reconsider the restrictions you are putting on short term rentals and know that every potential restriction can have a detrimental effect not only on individual hosts but their family and children as well. Thank you for your time and consideration.

Sincerely,

Patrick Healy

May 5, 2016

Los Angeles Department of City Planning
Attn: Citywide Section
City Hall- Room 278
200 N. Spring Street
Los Angeles, CA 90012

CASE: CPC-2016-1243-CA
ENV-2016-1277-CE
CF#: 14-1635-S2

Dear City Planning Commission:

I would like to submit my response regarding the above HOME-SHARING regulation but first I would like to give you a brief history of how I became involved in home-sharing (Airbnb).

Prior to participating in Airbnb I hosted International travelers in my home through Couchsurfing, which is another popular site for tourists staying in people's home, with the only exception being that no monies are exchanged. I have made many lasting friendships from this type of interaction which not only benefits the tourist, but the host as well, as we learned many things; such as how to make sushi and wwoofing (working on organic farms in Canada).

Then I heard about Airbnb and I decided I would give it a try because at the time I had a room available in my home due to my child being away at college. Although I did not participate in Airbnb as much as I would have liked due to conflicts in my schedule, I did enjoy the interaction of Airbnb because it reminded me of Couchsurfing and it also gave me a few bucks to help pay for my single mother expenses.

Now regarding the above ordinance, I don't disagree with it completely and I do agree that it is important to **regulate** the industry, because like anything else there is always room for abuse from "slum lords" who are willing to make a quick buck and evade paying taxes. Getting a host to register and pay the Transient Occupancy Tax is all good and necessary; however, putting a **CAP** on the amount of days that a host can rent out their property is completely **unjust and unpatriotic**. Would you tell the hotel industry how many days they can rent out their rooms? Would you tell a restaurant how many days they can serve customers? No I don't think so, therefore, this clause must be removed from the ordinance. **Do not give in to the big interest of the hotel industry.**

Additionally, since this is a new ordinance and we are trying to get compliance as well as buy-in from the community at large on both sides of the isle, renters and residents alike, it is not necessary to **CRIMINALIZE** for non-compliance and make it a misdemeanor, as a simple fine will do.

Furthermore, if you want compliance and buy-in from the hosting community then you have to keep their interest in mind and not cut off their source of revenue which benefits their families and communities. Not only does the City of Los Angeles benefit from more tourists visiting this wonderful city but more revenue is generated to augment the budget. If I want to stay in a sterile environment, then I will go to a hotel. However, if I want to get a more complete and well-rounded experience of the people and places I am visiting, then I will stay at an Airbnb, as was the case when I stayed at a cottage in Temecula right next to a vineyard and got to see horses and eat fresh farm chicken eggs.

Therefore, I urge you to **REMOVE THE 90 DAY CAP** and not **CRIMINILIZE** hosts for non-compliance on the proposed home-sharing ordinance and allow the City of Los Angeles and its citizens to prosper under this new regulated ordinance.

Sincerely,

Sonia Solis

Sonia Solis
1042 Farnam Street
Los Angeles, CA 90042



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

Patrick Healy <ephealy44@gmail.com>

Thu, May 5, 2016 at 2:19 PM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

May 5, 2016

The Honorable Mike Bonin

200 N. Spring St. #475

Los Angeles, CA 90012

RE: Draft – CPC-2016-12435-CA, Council File Number: CF#14-1635-S2

Dear Councilmember Mike Bonin,

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Please reconsider the restrictions you are putting on short term rentals and know that every potential restriction can have a detrimental effect not only on individual hosts but their family and children as well. Thank you for your time and consideration.

Sincerely,

Patrick Healy



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Barbara Milliken <venetianbarbara@gmail.com>

Wed, May 11, 2016 at 2:59 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Cc: Milliken Barbara <venetianbarbara@gmail.com>

Dear Council President Wesson and Councilmember Bonin:

I favor the recently-released short-term rental ordinance. After years of doing essentially nothing, the City is now taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I hope that this ordinance will be implemented in coming months.

CC:

Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk

B Milliken

venetianbarbara@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Trish Burt <patriciaburtaa@yahoo.com.au>

Wed, May 11, 2016 at 3:07 PM

Reply-To: Trish Burt <patriciaburtaa@yahoo.com.au>

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Council Member Bonin

Please know that I support any efforts to curb commercial short-term tourist/visitor letting of residential housing.

Located in Sydney, Australia, I live in a property which was run by the so-called 'caretaker' as a quasi-hotel (without hotel staff/infrastructure) for 18 years. Court Orders effective as of 01 October 2015 have stopped this.

In short, our home life has been hell, plus the financial impact on our home lives was truly permanent and shocking.

There is currently a Parliamentary Inquiry into the adequacy of legislation covering short-term letting in our State.

You may be interested in the attached document, which in the last week has been presented to Parliamentarians plus senior staff members of our Department of Innovation and Better Regulation and the Department of Environment and Planning.

On numerous occasions our Land and Environment Court has judged that *mixed use*, short-term letting and permanent residential occupancy, are **fundamentally incompatible**.

To date I have had three telephone calls from an anonymous caller plus 33 threats of litigation/calls for costs for calling into question the activities of those involved in short-term letting. I was told four years ago in the most ferocious of fashions that I would be *named and shamed and hunted down and sued*.

Currently I am dealing with letters from lawyers claiming against me *Defamation, Misleading and Deceptive Conduct and Injurious Falsehood*. With such enormous amounts of money to be made from this "Illegal Use of Premises" (as declared by the Council for the City of Sydney), the level of threat to anyone who holds an opposing view is equally enormous.

Please respond to all calls to safeguard residential housing from commercialization and protect communities and the home lives of residents.

Sincerely

Trish Burt
1701/38-42 Bridge Street
Sydney NSW 2000
Australia
www.bridgeportapartmentssydney.org

 **A Fundamental Incompatibility (2).pdf**
7489K



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

missdel <missdel@aol.com>

Wed, May 11, 2016 at 1:39 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry. The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed. I look forward to this ordinance being implemented in coming months.

CC: Matthew Glesne, Department of City Planning Claire Bowin, Department of City Planning Tricia Keane, Office of Councilmember Mike Bonin Justin Wesson, Office of Councilmember Herb Wesson Sharon Dickinson, Office of City Clerk

Del Hunter-White

Go for the "W"

<http://www.imdb.me/missdel>

www.missdelproductions.com

310-339-3656



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Matyas JoAnn <jmatyas2@earthlink.net>

Wed, May 11, 2016 at 9:07 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Amy Raasch <amyraasch@yahoo.com>

Wed, May 11, 2016 at 9:12 AM

Reply-To: Amy Raasch <amyraasch@yahoo.com>

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Councilmember Bonin:

Thank you for your work and the work of your staff, as well as those in the Department of City Planning, for the recently-released short-term rental ordinance. This is an encouraging step forward to control the negative impacts of the short-term rental industry, help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make ends meet if needed. I look forward to this ordinance being implemented in coming months.

Thank you,
Amy Raasch

CC: Matthew Glesne, Department of City Planning Claire Bowin, Department of City Planning Tricia Keane, Office of Councilmember Mike Bonin Justin Wesson, Office of Councilmember Herb Wesson Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

jrgposte@aol.com <jrgposte@aol.com>

Wed, May 11, 2016 at 9:04 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Judy Goldman

Keep Neighborhoods First

www.keepneighborhoodsfirst.org





Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

1 message

Reggie Dominique <reggie.dominique@renhotels.com>
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Tue, May 10, 2016 at 3:39 PM

Dear Clerk Dickinson,

As the General Manager of Renaissance Los Angeles Airport Hotel, I strongly support the draft ordinance concerning short-term rentals. These illicit businesses, some of which control dozens of properties, are engaged in unfair and often illegal competition with my business. It threatens not just my business, but the many employees who work here, other businesses that depend on us, and the city's own bottom line.

My hotel, along with the many others that serve the city, are an important part of the economy here. We employ thousands of residents in good, steady jobs. We pay millions of dollars in taxes that help pay for city services like police, fire, parks and schools. We are a vital part of the tourism industry in Los Angeles that supports thousands of other jobs in restaurants, retail shops and activities.

I'm not talking about home-sharing here - our industry supports people sharing a part of their own residence from time to time. The problem is permanent short-term rental operators who create "ghost hotels" are taking advantage of online sites that let them cover their tracks and evade the rules. They cheat the city out of taxes, disrupt neighborhoods, make a mockery of zoning laws, and put thousands of jobs at risk.

The ordinance in front of you would help put a stop to the many abuses in the short-term rental business, to the benefit of the city and its legitimate business community. It also would protect the ability of homeowners to engage in reasonable home-sharing activities. This is precisely the kind of ordinance that should be passed in LA, and we urge the Commission to lend its support.

Sincerely,

Reggie Dominique
9620 Airport Blvd
Los Angeles, CA 90045
reggie.dominique@renhotels.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

2 messages

John Patel <user@votervoice.net>

Tue, May 10, 2016 at 3:39 PM

Reply-To: bvilosangeles@aol.com

To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Clerk Dickinson,

As the owner of Americas Best Value Inn. I strongly support the draft ordinance concerning short-term rentals. These illicit businesses, some of which control dozens of properties, are engaged in unfair and often illegal competition with my business. It threatens not just my business, but the many employees who work here, other businesses that depend on us, and the city's own bottom line.

My hotel, along with the many others that serve the city, are an important part of the economy here. We employ thousands of residents in good, steady jobs. We pay millions of dollars in taxes that help pay for city services like police, fire, parks and schools. We are a vital part of the tourism industry in Los Angeles that supports thousands of other jobs in restaurants, retail shops and activities.

I'm not talking about home-sharing here - our industry supports people sharing a part of their own residence from time to time. The problem is permanent short-term rental operators who create "ghost hotels" are taking advantage of online sites that let them cover their tracks and evade the rules. They cheat the city out of taxes, disrupt neighborhoods, make a mockery of zoning laws, and put thousands of jobs at risk.

The ordinance in front of you would help put a stop to the many abuses in the short-term rental business, to the benefit of the city and its legitimate business community. It also would protect the ability of homeowners to engage in reasonable home-sharing activities. This is precisely the kind of ordinance that should be passed in LA, and we urge the Commission to lend its support.

Sincerely,

John Patel
811 N Alvarado St
Los Angeles, CA 90026
bvilosangeles@aol.com

H. Kumar <user@votervoice.net>

Tue, May 10, 2016 at 3:39 PM

Reply-To: hstarsinn@yahoo.com

To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Clerk Dickinson,

As the [Partner] of [Hollywood Stars Inn], I strongly support the draft ordinance concerning short-term rentals. These illicit businesses, some of which control dozens of properties, are engaged in unfair and often illegal competition with my business. It threatens not just our business, but the many employees who work here, other businesses that depend on us, and the city's own bottom line.

Our hotel, along with the many others that serve the city, are an important part of the economy here. We employ thousands of residents in good, steady jobs. We pay millions of dollars in taxes that help pay for city services like police, fire, parks and schools. We are a vital part of the tourism industry in Los Angeles that supports thousands of other jobs in restaurants, retail shops and activities.

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The ordinance in front of you would help put a stop to the many abuses in the short-term rental business, to the benefit of the city and its legitimate business community. It also would protect the ability of homeowners to engage in reasonable home-sharing activities. This is precisely the kind of ordinance that should be passed in LA, and we urge the Commission to lend its support.

Sincerely,

H. Kumar
5435 W Sunset Blvd
Los Angeles, CA 90027
hstarsinn@yahoo.com



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

2 messages

Alison Mills Bean <a@orsonbean.com>

Wed, May 11, 2016 at 10:01 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Sent from my iPad

Alison Mills Bean <a@orsonbean.com>

Wed, May 11, 2016 at 10:05 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Cc: mike.bonin@lacity.org

[Quoted text hidden]



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Marc Cavanaugh <markymark15@verizon.net>

Wed, May 11, 2016 at 10:08 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

2 messages

Colleen Saro <colleensaro@gmail.com>

Wed, May 11, 2016 at 10:06 AM

To: councilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Council Member Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Respectfully,
Colleen Saro

Colleen Saro <colleensaro@gmail.com>

Wed, May 11, 2016 at 10:20 AM

To: councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

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Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Respectfully,
Colleen Saro



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

2 messages

Colleen Saro <colleensaro@gmail.com>

Wed, May 11, 2016 at 10:06 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Council Member Bonin:

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Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk

Respectfully,
Colleen Saro

Colleen Saro <colleensaro@gmail.com>

Wed, May 11, 2016 at 10:20 AM

To: councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

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CC:

Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk

Respectfully,
Colleen Saro



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Carlos Camara <ccamarab@gmail.com>

Wed, May 11, 2016 at 10:23 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Caren Sokol <carensokol@gmail.com>

Wed, May 11, 2016 at 11:05 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

CC:

Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Garvey, Richard <garvey@rand.org>

Wed, May 11, 2016 at 11:55 AM

To: "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "councilmember.wesson@lacity.org"

<councilmember.wesson@lacity.org>

Cc: "Garvey, Richard" <garvey@rand.org>

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

We are experiencing a flood of short term rentals on our block in Venice, there have been several apartments that used to house long time tenants who now contain nothing but "party pads" for tourists who have no stake in the community, and no respect for their neighbors. The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

Sincerely,

Rick Garvey

234 Horizon Avenue #5, Venice, CA 90291

CC:

Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk

This email message is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Barbara Barshop <3bar@ca.rr.com>

Wed, May 11, 2016 at 12:06 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Rebecca Sokol <rsokol316@gmail.com>

Wed, May 11, 2016 at 12:11 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Thank you,
Rebecca Sokol

Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

LEHMAN_KAREN <LEHMAN_KAREN@smc.edu>

Wed, May 11, 2016 at 12:50 PM

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Councilmember Bonin:

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Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

tina silvey <silveytina@gmail.com>

Wed, May 11, 2016 at 9:19 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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Matthew Glesne, Department of City Planning

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Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Dori Denning <doriadenning@hotmail.com>

Wed, May 11, 2016 at 9:38 AM

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Councilmember Bonin:

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Dori Denning

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

OPPOSE- PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Christine OBrien <obriencmills@roadrunner.com>

Wed, May 11, 2016 at 9:46 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

RE: Short Term rental proposal, CF#14-1635-S2

Dear Mr. Glesne:

I strongly support retaining and strengthening R-1 zoning in the city of Los Angeles. The proposed draft ordinance is poorly written and weak with the purpose of removing all R-1 zoning in our city. I do not support (oppose) this ordinance as written. Please include my opinions and concerns regarding the short term rental proposal.

Before we compare Los Angeles to cities that have approved short term rentals we need to recognize our city's unique qualities that make it difficult to apply a one size fits all zoning type code change.

Please consider a thoughtful analytical approach to any and all changes to the Los Angeles zoning code. Some considerations for study are:

- Develop a tourist zone neighborhood in an area as a pilot program. Clearly identify the attributes of the defined area . This would give specific data on effectiveness and enforcement relative to Los Angeles, not for San Francisco, not Santa Monica. Relative to any home considered in the pilot program. safety measures must be in place like: earthquake retrofitting, fire sprinklers, all permits in order for electric, plumbing, etc. Illegal room additions, garage conversions, second kitchens etc., would disqualify participants.
- Dialogue with all size motels and hotels and get their input. They employ people, pay business taxes, generate significant revenue for the city their opinions should trump everyone else on any action to change the zoning code or allow the competition of short term rentals.
- Consider having this as a ballot measure to the voters
- Exempt any area that has substandard infra structure and is more costly to supervise and monitor safety issues (fire, police).
- Exempt all hillside neighborhoods with substandard streets, lighting, parking.
- Exempt any neighborhood in a mountain fire district.

Thank you for your time and consideration.

Regards,
Christine O'Brien
Hollywoodland
2811 Westshire Drive
Los Angeles, CA. 90068

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

kimmy fae miller <kimmy.serenity@yahoo.com>

Wed, May 11, 2016 at 9:51 AM

Reply-To: kimmy fae miller <kimmy.serenity@yahoo.com>

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Councilmember Bonin:

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After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry. The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

Much gratitude,
Kimmy Miller

cc: Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember
Sharon Dickinson, Office of City Clerk

Kimmy Miller
Venice, CA

c | 310 | 266 | 9059
h | 310 | 450 | 0180



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Donna Grillo <vinidon@aol.com>

Wed, May 11, 2016 at 10:02 AM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin: I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry. The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed. I look forward to this ordinance being implemented in coming months. CC: Matthew Glesne, Department of City Planning Claire Bowin, Department of City Planning Tricia Keane, Office of Councilmember Mike Bonin Justin Wesson, Office of Councilmember Herb Wesson Sharon Dickinson, Office of City Clerk

I'd like to add that I live next door to an air B&B and I think its horrible. There are strangers every other day, they've ruined my quiet street and turned it transient. And to top it off...it's a RENT CONTROLLED APARTMENT...that's being held off of the rental market so the owner can run a b&b. It's not right how he's ruining my neighborhood. And its not right that he's ILLEGALLY renting out a rent controlled apartment as a b&b.

Please put a stop to this rampant misuse of my neighborhood.

Thank you,

Donna Grillo

donnagrillo.com
Donna Grillo Blog
Donna Grillo Casting/Facebook

“Instead of making up excuses for why something is impossible, it’s far better to come up with reasons why it could be possible. One reason why is more powerful than all the reasons why not.”

- Jackson Kiddard

Rochelle D. Ventura
6236 West Fifth Street
Los Angeles, CA 90048
323 930 0217
rdventura@aol.com

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org,
justin.wesson@lacity.org, councilmember.wesson@lacity.org,
councilmember.koretz@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

RE: CF#14-1635-S2, CPC-2016-1243-CA

Draft Home Sharing Ordinance

I am 77 years old and have lived in my present home in CD 5 for the past 45 years. I am also a home sharing host.

In my opinion, the proposed ordinance is problematic and does not address the issues described in the background information.

Reduction in Housing Stock

I live in a single-family residence, which I purchased in 1971 from the first owners of the property. **My house has never been part of the "rental housing stock" of the City of Los Angeles.** This is my primary residence and I have never rented it out on a long-term basis.

I, like many other retirees who have turned to home sharing, am faced with the challenge of living on a fixed income.

One of my greatest pleasures is visiting friends and relatives in other parts of California. This has become expensive, but it is an important part of my life. More recently, I have also spent a considerable amount of time in of Northern California, receiving medical care at Stanford Medical Center.

I could not live my senior years in this fashion without the income from renting my house during the times I am not in Los Angeles. In addition, the income from home sharing allows me to maintain my house in good physical condition, paying for extensive plumbing and electrical repairs and upgrades.

Without this income, my life would be considerable less pleasant and my home less well maintained. Renting out my house for more than 90 days a year is not hurting anyone and is allowing me to maintain a decent standard of living.

During the times I am not in Los Angeles, I have rented my house on Airbnb and VRBO. I check out prospective guests carefully and have never had any problems. My neighbors tell me they prefer to have my house occupied than to have it sit empty for weeks at a time. I have never had a problem with guest being a nuisance

The proposed ordinance would affect me negatively in the following ways:

Limiting the rental of my house to 90 days a year.

I need the income from short-term rentals to maintain the house, pay for my visits to friends and family, and to pay for expensive out-of-plan medical care. Whether I rent out my house for 90 days a year or 180 days a year, my house still would not be part of the City's long-term rental stock.

Limiting me to 90 days a year serves no purpose except to limit my ability to "age as best as possible given my circumstances."

The Proposed Reporting and Documentation Requirements. (Host Requirements)

Complying with these complicated requirements would be a hardship for my fellow senior home-sharing hosts and me. I have read and re-read section (e) host requirements. Maintaining logs for years of every guest and the amount paid would be cumbersome and confusing. Does this amount include processing fees? What about refundable damage deposits? What about cleaning fees? Does this mean that I must continue this time-consuming bookkeeping service even when I am receiving medical care in Northern California?

This level of detail is above and beyond what is required by the Internal Revenue Service for reporting home-sharing income. **If there is a problem, the City could just ask home sharing hosts for a copy of both the year-end summary and the 1099 form they receive from the home-sharing websites.**

Between these two forms, the City could see the number of days the house has been rented per year and the total amount earned by the host. Requiring hosts to maintain other time-consuming duplicative records is unfair, unnecessary and inconsiderate.

Thank you for your consideration of my issues.



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2, Why I think Airbnb Short Term Rentals are Valuable

1 message

Kathy Gronau <kathyg2069@att.net>

Wed, May 11, 2016 at 3:43 PM

Reply-To: Kathy Gronau <kathyg2069@att.net>

To: "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Dear City Council of Los Angeles:

Attached is my reasons why the Draft Ordinance on Short Term Rentals in LA should be adapted. I strongly disagree with the requirement that hosts must register and that there will be a limit to 90 says a year rental.

Let me know if you have any questions.

Kathy



Preview of "Microsoft Word - Why I find Airbnb short term rentals valuable.doc".pdf

45K

Why I find Airbnb Short Term Rentals Valuable

I have been an Airbnb host for 3 years in my 1927 Spanish house. Originally, I started to earn extra money to support my business, which has been slow and to maintain my house, which is old and needs repairs. Much of the money that I receive from Airbnb goes toward giving more work to:

- Housekeepers
- Gardeners
- Handymen
- Plumbers
- People to meet new guests and give them a key.

Because I am a single person who works at home, I have enjoyed connecting with the diverse guests who have stayed with me, for the following reasons:

- Business meetings
- Visiting family member at the nearby hospital
- Visiting family member who lives nearby and does not have room
- Sightseeing in an area that they do not need a car
- Considering moving to LA and want to check out the area.
- Interim place to stay until they find an apartment.

I have never had a problem with any of my guests, they have all been quiet, clean and respectful. I offer them advice on what to do and where to go, sometimes.

Airbnb has become really valuable in my life. I have benefitted from the increased income and the social interaction. The city has benefitted also, because more people can visit, some have moved here after their short term stay.

I hope that the ordinance that has been proposed does not pass in its current form. The hotels would like to limit the number of Airbnb rentals, but in my neighborhood there are not that many hotels and most of them are very expensive. I agree that the city should charge tax, I disagree with these parts of the ordinance:

- Having to register all the details about our hosting with the city, I think that should be private. It scares me that we have to have a registration number on our profiles. No other city requires that much detail from their Airbnb hosts.
- Only being allowed to rent in our own homes for 90 days of the year. To me, this is unnecessary. The city could get more taxes from the rentals if they allow rentals year-round.

Please reconsider this proposal and consider what Airbnb has done/will do for the city.



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Angela <durrantangela@yahoo.com>

Wed, May 11, 2016 at 3:58 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I look forward to this ordinance being implemented in coming months.

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Angela Durrant



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

C A <lakehollywood@yahoo.com>

Wed, May 11, 2016 at 4:31 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

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Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Regards

Joe Khan

Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

DOMINIC mance <onelovestudios@msn.com>

Wed, May 11, 2016 at 4:36 PM

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Cc: "Tricia.keane@lacity.org" <Tricia.keane@lacity.org>, "Justin.wesson@lacity.org" <Justin.wesson@lacity.org>, "Matthew.glesne@lacity.org" <Matthew.glesne@lacity.org>, "Claire.bowin@lacity.org" <Claire.bowin@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "keepneighborhoodsfirst@gmail.com" <keepneighborhoodsfirst@gmail.com>

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Dominic Mance

CC:

Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Matyas JoAnn <jmatyas2@earthlink.net>

Wed, May 11, 2016 at 5:08 PM

To: councilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

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Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

heshphoto <heshphoto@gmail.com>

Wed, May 11, 2016 at 5:45 PM

To: councilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

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Matthew Glesne, Department of City Planning

Claire Bowin, Department of City Planning

Tricia Keane, Office of Councilmember Mike Bonin

Justin Wesson, Office of Councilmember Herb Wesson

Sharon Dickinson, Office of City Clerk

Hesh Hipp

857.212.3209

heshphoto.com

-sent while mobile, please excuse any typing stupidity - its a wilderness out here, full of mistakes and distractions... if only my thumbs were smaller.



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT â?? PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Cherrie Katayama <ckatay@ca.rr.com>

Wed, May 11, 2016 at 6:31 PM

To: councilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

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Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Susan Healy <healydesign@sbcglobal.net>

Wed, May 11, 2016 at 7:03 PM

To: countilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

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Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

George Wolfberg <wolfbergg@gmail.com>

Wed, May 11, 2016 at 7:44 PM

To: councilmember.bonin@lacity.org, councilmember.wesson@lacity.org

Bcc: Sharon.dickinson@lacity.org

Dear Council President Wesson and Councilmember Bonin:

A friend has brought up some cogent questions. They are beyond my ability to comprehend in the limited time I have available to devote to research on this seemingly intractable problem that seems to have the potential to destroy our single-family neighborhoods.

Can you help me understand a few things? I would like to know if there is a private right of action by interested neighbors and HOAs, with the prevailing party getting atty fees and costs ?

1. Since the TOT from home-sharing will be placed in the Affordable Housing Trust Fund, will these funds be allocated for B&S inspectors and City Atty staff to enforce the Ordinance?

2. Since the website of the San Francisco Chronicle reported that with respect to the STR registration required in SF since Feb 2015, only 1,647 hosts had complied as of March 2016 out of about 9,600 listings online, how can LA realistically expect better compliance? Has the City Attorney committed to enforce compliance against violators any more than present attempts?

3. What will be the exact steps to establish the violation of the numerous, complex rules in the Ordinance such as:

- a. that the Host did not reside in the property at least 6 months of the year (how can one prove that a Host had 4 legal leases of 60 days each, making him/her ineligible?)
- b. that the Host operated Home-Sharing for more than 90 days

- c. that a tenant did not receive "explicit approval" (oral? written?) from the landlord
- d. the identity of one Host listing multiple properties owned in different Nevada LLC names where the owner need not be disclosed - who is the defendant in a civil action?
- e. "one booking" by "one group of guests" could be a fraternity reunion of 50 persons
- f. that a Platform has not complied with the requirement to "work with" the Dept of Planning
- g. that a Platform's "alternative method to comply with the intent" is not satisfactory
- h. Will Building and Safety and/or Housing have the authority to enforce with ACE citations and fines, and how do such fines relate to the fines specified in the Ordinance, including which fine amounts prevail and, who has the burden of proof?

4. Why aren't Hosts being made subject to the rules governing hotels with respect to the ADA compliance, fire code, health, safety, insurance, labor laws, etc?

5. The Registration Process is Not Clear. 31(c)(1) provides for an application to register, but the actual approval process is missing. It is also not clear what a Host must obtain to operate: "Home-Sharing registration" in (c)(3); "Home-Sharing approval" in (c)(4); "Home-Sharing registration number in (d)(2); "Home-Sharing permit" in (f)(3); "City Home-Sharing registration number" in (g)(6)a.1"; "permits or approvals" in (g)(6)b.3. Unclear and inconsistent wording creates enforcement obstacles.

6. Drafting Deficiencies. The words "explicit approval" in 31(c)(2)(c) would include an oral statement, is too vague- prior written approval should be required. The words "land use or discretionary zoning approval" in 31(c)(4) are unclear as to intent in the context of the Ordinance. The words "work with" in 31(f)(3) are equivocal and again too vague-- better to say "shall." The subparts of 31(f) require introductory words - they are not complete sentences. The words "if no approval could have been obtained and no

variance was sought" in 31(g)(6)b3 are unclear as to intent in the context of the Ordinance.

7. "Host" is defined too narrowly as an "individual" and "his/her", but many properties are owned by entities - trusts, LLCs, corporations. One person could own 6 properties through 6 different LLCs.

8. There is no address provided through the AirBnB Platform until there is a paid booking. Does AirBnB have the identity and residence address of each ultimate owner of each listing and, if so, is this the information they have asserted they will not disclose to other cities?

9. Since "Host" is defined as an individual who has the legal right to rent under the Subdivision, does that mean that someone who does not register, and therefore does not have the legal right to rent under the Subdivision, is not a "Host" for any purpose of the Subdivision (including fines)? Should it be defined as a person with the legal right to rent all or a portion of any residentially zoned property?

10. (c)(2)(b) permits renting a Guest House AND Primary Residence at the same time so long as the Host resides in the main front home at least 6 months of the year - if the intent is that a Host must be in the main front house at any time the Guest House is rented, it doesn't say that.

11. (c)(2)(f) needs to expand the meaning of "Person" to include all family members and all affiliates (defined as any individual or entity that controls, is controlled by, or under the common control of the Person or family member).

12. (c)(4) deals only with a registered property - there is no action in this section that the Director may take against a short-term rental that does not register.

13. (c)(4) refers to 12.27.1(B) that relates to any land use or discretionary zoning approval - is a Home-Sharing registration such an "approval"? Better to be more direct and state that the registration is revoked and applicable

finer under (g)(6)(b) shall be imposed.

14. (c)(2)(b) and (d)(4) appear inconsistent

15. Has AirBnB complied with the requirements in (f) - Hosting Platform Requirements in any other jurisdiction in this country? Has AirBnB resisted, and continues to resist, any of these requirements in other jurisdictions?

Thank you for your consideration of these issues.

CC:

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