



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**Fwd: PLUM - AGENDA ITEM No. 14-0593**

1 message

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

Tue. Aug 19. 2014 at 7:45 AM

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

From: **ilana marosi** <ilanam18@yahoo.com>

Date: Mon. Aug 18. 2014 at 3:49 PM

Subject: PLUM - AGENDA ITEM No. 14-0593

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>. "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>. "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>. "Sharon.Gin@lacity.org" <Sharon.Gin@lacity.org>

*Hello - Please distribute to the appropriate councilmember or their representative.  
 Also, please print and place on file for public record.  
 ~thank you.*

TO: The Los Angeles City Council, Planning and Land Use Management Committee,

Tuesday, 19th August, 2014

RE: Agenda ITEM NO. 14-0593

FROM: Ilana Marosi, Stakeholder and Resident

Honorable Councilmembers Huizar, Cedillo and Englander,

I find the newly drafted Economic Development Motion now before the Los Angeles City Council to be of great concern. In reviewing this Motion, I am concerned that it is worded vaguely enough to be an opportunity to consider legalizing currently illegal activities without carefully evaluating what should be considered with regard to legalization, regulation, implementation and enforcement.

I feel it is important that you, the committee, amend the Economic Development Motion to reflect a neutral starting point. The motion as currently drafted presupposes only the positive economic benefits of the "sharing economy" concept. I believe **THE MOTION SHOULD BE AMENDED TO REQUEST AN EXAMINATION OF ALL OF THE IMPACTS**, both the positive AND negative, that short-term rentals (both non-owner and owner-occupied) exact on the quality of life in residential neighborhoods and all housing stock in the city, including rent- controlled units, and availability of long-term rental properties.

As a long time resident of Venice, I would like to share my personal experience with you. I've had recent unsavory experiences with the "sharing economy" which have negatively effected my quality of life and those of my immediate neighborhood. I believe there are 2000 vacation rentals in Venice, which is only a 3 square mile area. This is a lot of stock which would have once been long-term rentals and owner-occupied situations - the kind of occupancies which turn a mere geographical area into a neighborhood - a community. What drew me to Venice from 8000 miles across the globe almost 15 years ago, was Venice's wonderful sense of community. That sense is fast being eroded by, what I believe to be in big part, the "sharing economy." I would also note, that many of these long tern tenancies should be rent-controlled yet they seem to be emptied out, and re-let as casual vacation rentals, controlled by corporations for the sole purpose of profiteering. I witness no "sharing" whatsoever in this 'gaming of the system.'

In my particular situation, a neighbor has his apartment (which he rents from our landlord) listed on air B&B when he goes overseas. This has meant that within each few week period, it has been rented out several times. Each time, one or two persons come from the internet, sight unseen, to ILLEGALLY sub-let the place. Soon enough the rest of their posse arrives and there are anywhere between 6 to 10 tourists from overseas or interstate hanging out in there. He does not know them, nor does the landlord, nor do I of course - YET I am forced to share walls, communal patio and garden space, and abdicate my sense of security to complete strangers.

These people come to Venice to party in droves. I have spent many sleepless nights due to walls-in-common, and their heavily traveled staircase outside my bedroom window. These people do not care that they adjoin other residences, as they are "here for a good time, not a long time." These are the exact people who SHOULD BE in hotels, NOT IN OUR HOMES! This effects my right to quiet enjoyment in my home, as well as on our entire property. It is not only the loss of sleep which effects me - often I fear for my safety. When 10 rowdy liquored up tourists are outside my bedroom window through to 4am, and I feel intimidated for my safety, this is of a grave concern. I urge you to place yourself in our shoes, in your consideration of this matter. Imagine if I were your single daughter, your wife with your children or your elderly mother. Would you honestly feel safe them living in this situation? With respect, this should be of grave concern to YOU - from the LAPD all the way up to City officials including City Attorney Feuer, Mayor Garcetti, and of course Mr Bonin himself.

Furthermore, all of these random dozens of people coming through my property KNOW THE SECURITY CODE to our front security gate. They will know that forever and could return, may pass it on or sell it for a quick buck. Again, imagine those near and dear to you being subjected to this very real potential danger. No doubt, this is something that should concern LAPD. It is no surprise the local crime rate for thefts in LA and indeed Venice, is on the increase....perhaps the City's encouraging of a more transient population through the proliferation, and enabling of "Air B'nB" and the like, is somehow contributing to this increase in crime? Not a far stretch I believe!

This is happening all over our community and the City at large. I would also note, that many of these long tern tenancies should be rent-controlled yet they seem to be emptied out, and re-let as casual vacation rentals, controlled by corporations for the sole purpose of profiteering. I witness no "sharing" whatsoever in this 'gaming of the system.' I do not feel like the "sharing economy" as it relates to an invasion of people personal peace and safety, is sharing much except DANGER, and UNWELCOME, UNACCEPTABLE BEHAVIORS. It puts Stakeholders, their families and property at risk. The economical advantage should be irrelevant when it comes to the safety of your constituents. The "Sharing economy" does not genuinely

encourage a cohesive, neighborly sentiment as your motion would like to have us believe. Personal experience dictates that it polarizes the community, instills fear, and injects a sense of alienation and transience into our once very close cohesive community.

Hence, I feel it is crucial that the Economic Development work-group be a diverse group, made up not only of proponents of the "sharing economy," but also includes those who are interested in the protection of rent control, the quality of life in residential neighborhoods, labor union issues and other aspects of living a safe and viable existence in Los Angeles. The creation of common sense, safety and risk management regulatory structures is the appropriate way to support new technologies, innovators and entrepreneurs.

Of greatest concern is the instructions to the "working group," which instruct only that the benefits of the "sharing economy" be examined and addressed in the Comprehensive Report and ignore any analysis of the potential adverse economic, fiscal, and social impacts. It would be a disservice to Los Angelenos if the opportunity to explore, analyze and understand not only the benefits, but the serious economic issues and potential adverse impacts of the so-called "sharing economy" were not included in this analysis. Also excluded is any mention of an examination of the financial and social injustices of the "sharing economy," including but not limited to the impact of short-term rentals on rent controlled housing, the permanent loss of affordable housing stock and long-term rentals, and multi-family and single family dwellings that are rapidly being withdrawn from the housing market. IN THIS CASE SHARING IS NOT CARING.

Please immediately ensure the enforcement of current zoning code regulations until the issues of zoning, taxation, insurance, safety and licensing in the City have been addressed. Please consider the potential erosion of the quality of life and fabric of our neighborhoods. Please take care of your constituents.

Thank you for your consideration in the above matter, in particular as it pertains to the safety, security and livability of our neighborhood and that of the community at large.

Ilana Marosi  
Venice, CA Stakeholder

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

**14-0593**

1 message

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

Tue. Aug 19. 2014 at 7:45 AM

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

From: <aware@lastrac.org>  
Date: Mon. Aug 18. 2014 at 3:53 PM  
Subject: Protesting the Sharing Economy Motion  
To: Sharon.Gin@lacity.org

**OUR NEIGHBORHOODS ARE NOT HOTELS.  
THEY ARE COMMUNITIES.**

**BUT THEY ARE UNDER SIEGE. AND MANY STREETS ARE BECOMING  
OVERRUN BY SHORT TERM RENTALS. CORPORATE ENTITIES  
OPERATING MULTIPLE PROPERTIES AS HOTELS – EVADING LAWS,  
KICKING OUT LONG TIME RESIDENTS, DESTROYING THE FABRIC  
OF OUR NEIGHBORHOODS.**

**This DISRUPTION is all in in the guise of the SHARING ECONOMY.  
This is not 'home-sharing' -- it's an invasion and disruption of Los  
Angeles's peaceful residential neighborhoods by home snatching  
Silicon Valley profiteers and fradulent real estate speculators and  
investors.**

**Please vote to put a stop to this illegal and immoral activity.**

**The LASTRAC TEAM**

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## Fwd: ITEM NO. 14-0593

1 message

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

Tue. Aug 19. 2014 at 7:46 AM

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

From: **Debra Gavlak** <dgavlak@earthlink.net>

Date: Mon. Aug 18. 2014 at 4:06 PM

Subject: ITEM NO. 14-0593

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org

Cc: Sharon.Gin@lacity.org

August 18. 2014.

RE: ITEM NO. 14-0593

Honorable Councilmembers Huizar, Cedillo and Englander:

I am writing to express my concern about the Sharing Economy Motion and ask that the Planning and Land Use Committee amend this Motion to request an examination of the impacts, both positive and negative, of the "Sharing Economy" on the quality of life in residential neighborhoods, the housing stock in our City, including rent controlled units and availability of long-term rental properties.

The Motion as currently written and amended by the Economic Development Committee instructs only that the benefits of the "sharing economy" be examined and addressed by the Work Group in their Comprehensive Report and ignores any analysis of the potential adverse economic and social impacts. It would be a disservice to the citizens of Los Angeles if the opportunity to explore, analyze and understand not only the benefits, but the serious economic issues and potential adverse impacts of the "sharing economy" were not included in this analysis. The "Sharing Economy" Motion as currently drafted is vague enough to be considered a request for legalization of currently illegal activities and presupposes only the positive economic benefits of the so-called "sharing economy."

This motion appears to be biased in favor of supporting the current pernicious trend of converting residential properties to short-term/transient rentals. This is depleting the affordable housing stock in Los Angeles popular visitor destination neighborhoods already over-saturated with absentee owner-occupied, illegal short-term rentals as corporate entities buy up and/or rent every available property to turn into short-term vacation rentals.

These are not "home sharing" individuals; the majority of properties listed on online platforms like Airbnb, Homeaway, Vacation Rental by Owner and Flipkey are not owner occupied; many were turned into vacation rentals after eviction of tenants who depended on rent control.

The impact of short-term rentals on affordable housing needs to be examined by the Work Group as does loss

of housing stock. including rent controlled units/affordable housing and long-term rental units that are being permanently withdrawn from the housing market and threaten the very existence of rent control and affordable housing. This is of particular concern in popular visitor destination areas of the city already over-saturated with absentee owner-occupied. illegal short-term rentals.

The term "sharing economy" needs to be defined and fully understood; within the context in which it is currently being practiced it is a misnomer. Companies like Airbnb use the language of "sharing" to conceal ambitions that are far more self-serving. This model may collectivize experience – profits. however are privatized!

The creation and enforcement of regulatory safety and risk management structures is the appropriate way to support new technologies. innovators and entrepreneurs – otherwise the potential benefits of a true sharing economy will be lost.

I would further request that this committee amend the motion to ensure that the Economic Development Motion work group is a diverse group made up not only of proponents the sharing economy as it is currently practiced. but to ensure that those who are interested in protecting rent control units. the fabric of residential neighborhoods and labor union representative and affordable housing advocate representatives are included.

Thank you.

Debra Gavlak  
Stakeholder

--  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

### Item 14-0593 (8-19-14)

1 message

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

Tue. Aug 19. 2014 at 7:46 AM

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

From: **DK Fielding** <mizfielding@gmail.com>  
Date: Mon. Aug 18. 2014 at 4:23 PM  
Subject: Planning & Land Use Mgmt Committee re: Item 14-0593 (8-19-14)  
To: gilbert.cedillo@lacity.org  
Cc: sharon.gin@lacity.org

Dear Councilman Cedillo:

I am writing as a taxpaying user of airbnb.

I am aware that I am lucky to live in such a beautiful home. and city. However. as a retiree. it is a constant struggle to pay the mortgage and all the other costs associated with home ownership. It is only by using airbnb that I am able to make ends meet.

In the past. I have had the experience of having a long term tenant who made my life hell. and the opposite experience of people from all over the world who come to visit LA and want to get to know the people who live here. It is a joy.

For many of these people. staying in a hotel is out of their price range. and is a cold experience. Having a connected experience benefits us all.

I hope that in your discussions today the hotel lobby does not overwhelm the needs of ordinary people.

Thank you for your time.

Sincerely.

Dorothy Fielding 34 1/2 Park Ave  
Venice. CA 90291

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**Fwd: Agenda ITEM NO. 14-0593**

1 message

---

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

Tue. Aug 19. 2014 at 7:46 AM

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

From: **Sris Sinnathamby** <sris@venicedevelopment.com>

Date: Mon. Aug 18. 2014 at 4:36 PM

Subject: RE: Agenda ITEM NO. 14-0593

To: "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;. "councilmember.huizar@lacity.org" &lt;councilmember.huizar@lacity.org&gt;. "councilmember.englander@lacity.org" &lt;councilmember.englander@lacity.org&gt;

Cc: "Sharon.Gin@lacity.org" &lt;Sharon.Gin@lacity.org&gt;

Dear Council Members:

Please help!

I'm concerned about the profuse amount of short term rental activity taking place in my neighborhood of Venice. Websites like Airbnb are allowing short term rentals to take over the neighborhood and as a long term resident of the community I feel that the negatives of allowing short term rentals are being unfairly overshadowed by focusing the motion on the economic benefits of the sharing economy. I am writing to give a voice to long term members of the community who feel that short term rentals are have a real and negative impact on residential neighborhoods. It is paramount that legislation catches up with the advancements in internet technology that have allowed for the proliferation of short term rentals. In addition to short term rental lessors not paying hotel occupancy taxes, this activity is disrupting the zoning of our cities and communities.

I request that PLUM amends the Economic Development Motion to discuss the impact rather than the benefits of the sharing economy. I worry the motion will be unfairly biased if only designed to highlight the benefits of the sharing economy.

Sincerely,

Sris

Sris Sinnathamby



m: 310.383.2469

e: [sris@venicedevelopment.com](mailto:sris@venicedevelopment.com)

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
[Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)

The image contains two promotional banners. The top banner is titled "LACityClerk Connect" and features a smartphone displaying the application interface. To the right of the phone, the text reads "Mobile Click Here". The bottom banner is titled "MyLA 311" and features a smartphone displaying the application interface. To the right of the phone, the text reads "Click Here to Learn More".



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## Item 14-0593 (8-19-14)

1 message

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

Tue. Aug 19. 2014 at 7:47 AM

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

From: **Steven Vance** <vance.steven@gmail.com>  
 Date: Mon. Aug 18. 2014 at 9:09 PM  
 Subject: Planning & Land Use Mgmt Committee re: Item 14-0593 (8-19-14)  
 To: gilbert.cedillo@lacity.org  
 Cc: Sharon.Gin@lacity.org, Sara Fenton <Sara.fenton@gmail.com>

Dear City Council Member Cedillo.

We are writing to express our **strong and heartfelt support for home sharing services such as Airbnb**. We believe that such services bring immediate and lasting benefits to Los Angeles.

We have been homeowners in the Garvanza neighborhood of Highland Park (90042) for the past 2 years. For the last year, we have been sharing our home with Airbnb guests from around the world (US, Canada, China, Spain, Indonesia, UK).

Our international guests were here to sightsee and get a taste of Los Angeles from a local perspective. **Many of our American travelers were here as part of major life milestones: weddings, campus tours, commencements, baby showers etc.** Several of our domestic guests have told us they were visiting Highland Park as part of their plans to move to Los Angeles and were looking specifically at **Highland Park as a great place to buy a home**. This boon to our growing neighborhood would have been much more difficult to arrange given the relative lack of hotels in the area.

The welcome package we leave out for our guests includes directions to local businesses that we frequent:

**Amara Kitchen**  
**The Greyhound Bar & Grille**  
**Chez Antoine**  
**Cafe Beaujolais (Where Steve proposed to Sara)**  
**La Estrella**  
**Hermosillo**  
**The York (Our 2nd date)**  
**La Cueva (Our 3rd date)**  
**Cafe de Leche**  
**The Highland Cafe**  
**Good Girl Dinette**  
**Maximiliano**  
**Donut Friend**  
**Yogala**

We don't have any formal agreement with these establishments, but we think that our guests benefit from our personal endorsements as loyal customers. We also include the **NELA Art News**, and information about the local **art walk** and any events at the **Eagle Rock Recreation Center**.

We began sharing our home in part to **help finance school for Sara**. She has been teaching at a charter school in Los Angeles while planning her next move. Sara will begin USC's prestigious film program this month, working toward a Master of Fine arts degree that will **help her connect a career in LA's film industry** with her ties to theatre and dance that she has built up over her last eight-years in Los Angeles. **Home sharing is helping us to finance Sara's continued education, reducing the burden on state and federal student loan programs.**

Working with Airbnb has helped us to both **keep our home beautiful and interact more with our neighbors**. When we started sharing our home, we spoke with each of our neighbors to see if they had any concerns and we continue this dialogue with them because we want this to be **a positive experience for all**. We have used a portion of the proceeds from our sharing to maintain the beauty of our home. **Home sharing has inspired a greater pride in our neighborhood and surroundings as well as a deeper interest in local politics and issues affecting the neighborhood we call home.**

Sincerely

Steve Vance & Sara Fenton

=====

Dr. Steve Vance

Astrobiologist. Planetary Scientist. Human

626-437-6200 (cell)

vance.steven@gmail.com

=====

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

**14-0593**

1 message

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

Tue, Aug 19, 2014 at 7:47 AM

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

From: **Robert Young** <virtualbob828@yahoo.com>  
 Date: Mon, Aug 18, 2014 at 11:10 PM  
 Subject: Fw: PLUM Committee Mtg August 19, 2014/Short-Term Rentals in Residential Neighborhoods...  
 To: "Sharon.Gin@lacity.org" <Sharon.Gin@lacity.org>

----- Forwarded Message -----

**From:** Robert Young <virtualbob828@yahoo.com>  
**To:** "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>;  
 "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>;  
 "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>; Tom  
 LaBonge <councilmember.labonge@lacity.org>  
**Cc:** Jonathan Corob <sajcorob@aol.com>; Gerry Hans <gerryhans51@gmail.com>; Holly  
 Purcell <hollypurcell@prula.com>; Wayne Schlock <bluepointarch@sbcglobal.net>; Alexander  
 von Wechmar <a.vonwechmar@germantvfilms.com>; John Saurenman  
 <john.saurenman@sbcglobal.net>; Aaron Sosnick <longlegged.guy@gmail.com>; Judy Wollan  
 <jwollan5740@gmail.com>; Sheri Hellard <shellard@mac.com>; Caroline Schweich  
 <Caroline.Schweich@oakshome.org>; Kathy Richards <kathyr@src-adv.com>; Linda Othenin-  
 Girard <lthenin@gmail.com>  
**Sent:** Monday, August 18, 2014 9:34 PM  
**Subject:** Re: PLUM Committee Mtg August 19, 2014/Short-Term Rentals in Residential  
 Neighborhoods...

Dear Councilmembers Huizar, Cedillo, and Englander,

The Oaks Homeowners Association is troubled by the growing trend of private residences being used as hotels or short-term rental units in our neighborhood. This illegal practice greatly impacts the sense of community and weakens the fabric of our neighborhood.

Large investors are now buying up homes in residential neighborhoods to use exclusively as short-term rentals. This is not an example of the "sharing economy" or of simple middle-class retired folks making some extra money

as has been portrayed by those who wish to continue such practices. This is largely a money-making venture for well-capitalized individuals and large corporations who do not reside in the communities they are targeting. The question before the PLUM Committee is an attempt to place the economic interests of these corporations above quality of life for residents of these communities.

Among other concerns, short-term renters often do not know or simply ignore local safety regulations such as fire regulations during red flag days. Backyard barbecues and fire pits have been a significant cause for concern as short-term renters throwing parties do not have the same interest in protecting the local community. Indeed, often these short-term rentals are for the specific purpose of large group parties. As a result of these disruptive rentals, there has been more police activity in our area.

When a residential home is bought up by an outside company or individual who seeks only to maximize profits on their investment through short-term rentals, there is no economic "sharing" enjoyed by the local community. The nearby homeowners are only saddled with handling the problems that such practices bring to the neighborhood.

The Oaks Homeowners Association asks that you not be persuaded by lobbyists for Airbnb into changing the municipal zoning codes in residential areas to allow for short-term rentals. We do not want to see our neighborhood converted into a hotel zone. Please help us protect our community.

Respectfully,

Robert S. Young      Caroline Schweich  
Co-Presidents  
The Oaks Homeowners Association

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## Fwd: ITEM NO. 14-0593 - Study of the "Sharing Economy"

1 message

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

Tue, Aug 19, 2014 at 7:47 AM

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

From: **Linda Lucks** <lindalucks@gmail.com>  
Date: Tue, Aug 19, 2014 at 1:22 AM  
Subject: Fwd: ITEM NO. 14-0593 - Study of the "Sharing Economy"  
To: councilmember.cedillo@lacity.org  
Cc: Sharon.Gin@lacity.org

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

From: **Linda Lucks** <lindalucks@gmail.com>  
Date: Mon, Aug 18, 2014 at 6:26 PM  
Subject: RE: ITEM NO. 14-0593 - Study of the "Sharing Economy"  
To: "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>.  
councilmember.huizar@lacity.org, councilmember.wesson@lacity.org; councilmember.cedillo@lacity.org  
Cc: "Mike Bonin(City)" <mike.bonin@lacity.org>.

Honorable Councilmembers Huizar, Cedillo and Englander:

I am writing to express my concern about the Sharing Economy Motion and ask that the Planning and Land Use Committee amend this Motion to request an examination of the impacts, both positive and negative, of the "Sharing Economy" on the quality of life in residential neighborhoods, the housing stock in our City, including rent controlled units and availability of long-term rental properties.

The Motion as currently written and amended by the Economic Development Committee instructs **only that the benefits** of the "sharing economy" be examined and addressed by the Work Group in their Comprehensive Report and ignores any analysis of the potential adverse economic and social impacts. It would be a disservice to the citizens of Los Angeles if the opportunity to explore, analyze and understand not only the benefits, but the serious economic issues and potential adverse impacts of the "sharing economy" were not included in this analysis. The "Sharing Economy" Motion as currently drafted is vague enough to be considered a request for legalization of currently illegal activities and presupposes only the positive economic benefits of the so-called "sharing economy."

This motion appears to be biased in favor of supporting the current trend, rampant in Venice, of converting residential properties to short-term/transient rentals. This is depleting the affordable housing stock in Los Angeles popular visitor destination neighborhoods already **over-saturated with absentee owner-occupied, illegal short-term rentals** as corporate entities buy up and/or rent every available property to turn into short-term vacation rentals. In addition, the loss of a sense of community in Venice is palpable, with 2000 units estimated to already exist, with NO taxes going to the City as most are illegal and there is no enforcement that I am aware of. I am told that the majority of properties listed on online platforms like Airbnb, Homeaway, (VRB) Vacation

Rental by Owner and Flipkey are not owner occupied; many were turned into vacation rentals after eviction of tenants who depended on rent control. My own home of 43 years. sold 2 years ago. has been turned into a vacation rental and my former neighbors are not happy.

The impact of short-term rentals on affordable housing needs to be examined by the Work Group as does loss of housing stock. including rent controlled units/affordable housing and long-term rental units that are being permanently withdrawn from the housing market and threaten the very existence of rent control and affordable housing. This is of particular concern in popular visitor destination areas of the city already over-saturated with absentee owner-occupied. illegal short-term rentals.

The term "sharing economy" needs to be defined and fully understood; within the context in which it is currently being practiced it is a misnomer. Companies like Airbnb use the language of "sharing" to conceal ambitions that are far more self-serving. This model may collectivize experience – profits. however are privatized!

The creation and enforcement of regulatory safety and risk management structures is the appropriate way to support new technologies. innovators and entrepreneurs – otherwise the potential benefits of a true sharing economy will be lost.

**I would further request that this committee amend the motion to ensure that the Economic Development Motion work group is a diverse group made up not only of proponents the sharing economy as it is currently practiced, but to ensure that those who are interested in protecting rent controlled units, the fabric of residential neighborhoods and labor union representative and affordable housing advocate representatives are included.**

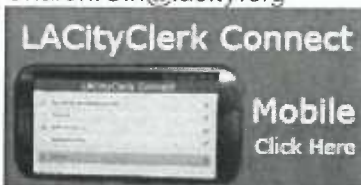
Thank you.



Linda Lucks  
president emeritus. Venice Neighborhood Council  
past president & member. Board of Neighborhood Commissioners  
tel: 310-505-4220

—  
Linda Lucks  
tel: 310-505-4220

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## Fwd: PLUM Committee Agenda Item NO. 14-0593

1 message

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

Tue, Aug 19, 2014 at 11:05 AM

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

From: **Lucy Gonzalez** <lucy@newsomdesign.com>

Date: Tue, Aug 19, 2014 at 11:03 AM

Subject: PLUM Committee Agenda Item NO. 14-0593

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org

Cc: Sharon.Gin@lacity.org, Chip Clements &lt;wscllements@aol.com&gt;, Christine O'Brien

&lt;obrienmills@roadrunner.com&gt;, Don Krim &lt;donkrim@gmail.com&gt;, Jamie McNary &lt;jjsmileface@cs.com&gt;.

Louis Tarantino &lt;ilout2@yahoo.com&gt;, sschw56079@aol.com, Stacy Herkert &lt;sherkert@sbcglobal.net&gt;, Tara

Stephenson &lt;tara2s@mac.com&gt;, tarik.soliman@gmail.com, wjvd@roadrunner.com

Dear Councilpersons Huizar, Cedillo and Englander,

I write to you out of concern of efforts to change current law to accommodate the "sharing economy". I represent the Hollywood Homeowner's Association and for those of us who live underneath the Hollywood Sign, this change means one thing: the proliferation of a new business model in which investors or lessors acquire family residences, outfit them as vacation rentals and rent them at exorbitant nightly rates. This is not neighbors renting extra rooms to help with a mortgage or to make ends meet. At least they would ensure that their guests are well-behaved and inconspicuous and I would not want to put them at a disadvantage.

This is about well-funded investors and businesses that don't live in the communities and have no interest in the quality of life of their neighbors. We have several such houses in our neighborhood already: houses which are often a chronic nuisance to those of use who live here year-round. Rather than change the current law to accommodate those who are currently flaunting the law, I believe the solution is real enforcement.

In one case, we have a house that was leased by a man who turns out to have a lengthy arrest record. That man spent two months changing a 3-bedroom single-family home into a five-bedroom (sleeps 10!) vacation rental that he rents out for \$600/night. Building and Safety did nothing to enforce either the numerous building code violations or the blatant occupancy violations, in spite of numerous advertisements on Airbnb, Homeaway.com, Flipkey.com and Craigslist. These bootleg hoteliers openly flaunt the law. Some of the nightly rentals are for the purposes of hosting noisy after-hours parties. This kind of behavior weakens the sense of community and ruins the fabric of our neighborhood.

Beyond that, Hollywood has grown tremendously in many positive ways in the past couple of decades. We're a tourist attraction...a desirable destination. We have numerous fine hotels to accommodate our tourist guests and those hotels provide jobs for many Hollywood residents. Wouldn't short term rentals undermine that success story by threatening the economic health of our law-abiding hotels?



Please don't validate those who would exploit and ruin our neighborhoods for financial gain. I'm hoping that you'll shelve the current proposal to support the so-called "shared economy" and instead penalize those who evade occupancy taxes and violate zoning and occupancy codes.

My sincerest thanks,

**Lucy Gonzalez**

President,  
Hollywoodland Homeowner's Association  
323/ 810 2663

--  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## Fwd: PLUM Economic Development Motion ITEM No. 14-0593

1 message

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

Wed. Aug 20. 2014 at 7:41 AM

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

From: **Suzanne Feller-Otto** <sfo.afi@gmail.com>

Date: Tue. Aug 19. 2014 at 2:13 PM

Subject: PLUM Economic Development Motion ITEM No. 14-0593

To: Sharon Gin <Sharon.Gin@lacity.org>. Councilmember Jose Huizar <councilmember.huizar@lacity.org>. Councilmember Gil Cedillo <councilmember.cedillo@lacity.org>. Councilmember Englander <englander@lacity.org>. Tom LaBonge <councilmember.labonge@lacity.org>. councilmember O'Farrell <councilmember.ofarrell@lacity.org>. Councilmember Martinez <councilmember.martinez@lacity.org>. Councilmember Krekorian <councilmember.krekorkian@lacity.org>. Councilmember Bonin <councilmember.bonin@lacity.org>. Councilmember Wesson <councilmember.wesson@lacity.org>. Councilmember Price <councilmember.price@lacity.org>

18 August 2014

Planning and Land Use Management Committee (PLUM)

Dear Mayor Eric Garcetti    Dear Councilmember Jose Huizar  
Dear Councilmember Tom LaBonge    Dear Councilmember Mitch O'Farrell  
Dear Councilmember Bonin    Dear Councilmember Wesson  
Dear Councilmember Krekorian    Dear Councilmember Curren Price  
Dear Councilmember Gil Cedillo    Dear Councilmember Martinez  
Dear City Controller Ron Galperin    Sharon Gin <Sharon.Gin@lacity.org>

RE: Economic Development Motion ITEM No. 14-0593

The above motion as written, is one-sided. Currently, there is no balance of the topic being discussed. Only the supposed 'benefits' have been addressed although even these 'benefits' are only to the owner **illegally** renting out their properties for less than 30 days -- there is no wording in the Motion regarding a long-list of substantial and serious detrimental effects.

Whereas other world-class cities (Berlin, Barcelona and yes, even Burbank) have stepped up their game and banned STRs, the City of Los Angeles seems to be encouraging this lopsided practice.

What is the point of the Fair Housing Council, or Section 8, or Rent Control, when owners of properties are able to rent out the entire house, thus removing units from the taxpayers of this City?

The situation is not -- as several of the Council seem to think -- oh, rent out a room for a night or two. In fact entire houses with 6 bedrooms are purchased with the SOLE INTENT of STR. The disruption to the local fabric, and people's lives is incessant. If this were to occur next to your house, you would surely have a different opinion of STR / Airbnb (and any other name Airbnb wants to use, which are many and diverse).

There needs to be an intelligent and balanced approach; pros and cons must be evaluated equally. The current Motion is addressing only one side of the situation, and we request a further review and above all, ACTION on the part of the City of Los Angeles, wether it be Building & Safety, Zoning, Business License.

Do you have any idea what this so-called Shared Economy is doing to hotel occupancy? Think about it.

As a long-time resident of Silver Lake, 16-1/2 years on Rotary Drive and 12 years on West Silver Lake Drive, my entire family is appaled at the lack of vetting of the topic of Short Term Rentals, and their extreme negative impact upon our local economy, and local neighborhoods.

Suzanne Feller-Otto and Harry Otto  
28-1/2 year residents/owner-occupied SFR in the heart of Silver Lake

--  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org



---

 **081914 Letter PLUM Motion 14-0593.pdf**  
22K

18 August 2014

Planning and Land Use Management Committee (PLUM)

Dear Mayor Eric Garcetti  
Dear Councilmember Tom LaBonge  
Dear Councilmember Bonin  
Dear Councilmember Krekorian  
Dear Councilmember Gil Cedillo  
Dear City Controller Ron Galperin

Dear Councilmember Jose Huizar  
Dear Councilmember Mitch O'Farrell  
Dear Councilmember Wesson  
Dear Councilmember Curren Price  
Dear Councilmember Martinez  
Sharon Gin <[Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)>

RE: Economic Development Motion ITEM No. 14-0593

The above motion as written, is one-sided. Currently, there is no balance of the topic being discussed. Only the supposed 'benefits' have been addressed although even these 'benefits' are only to the owner **illegally** renting out their properties for less than 30 days -- there is no wording in the Motion regarding a long-list of substantial and serious detrimental effects.

Whereas other world-class cities (Berlin, Barcelona and yes, even Burbank) have stepped up their game and banned STRs, the City of Los Angeles seems to be encouraging this lopsided practice.

What is the point of the Fair Housing Council, or Section 8, or Rent Control, when owners of properties are able to rent out the entire house, thus removing units from the taxpayers of this City?

The situation is not -- as several of the Council seem to think -- oh, rent out a room for a night or two. In fact entire houses with 6 bedrooms are purchased with the SOLE INTENT of STR. The disruption to the local fabric, and people's lives is incessant. If this were to occur next to your house, you would surely have a different opinion of STR / Airbnb (and any other name Airbnb wants to use, which are many and diverse).

There needs to be an intelligent and balanced approach; pros and cons must be evaluated equally. The current Motion is addressing only one side of the situation, and we request a further review and above all, ACTION on the part of the City of Los Angeles, whether it be Building & Safety, Zoning, Business License.

Do you have any idea what this so-called Shared Economy is doing to hotel occupancy? Think about it.

As a long-time resident of Silver Lake, 16-1/2 years on Rotary Drive and 12 years on West Silver Lake Drive, my entire family is appalled at the lack of vetting of the topic of Short Term Rentals, and their extreme negative impact upon our local economy, and local neighborhoods.

Suzanne Feller-Otto and Harry Otto  
28-1/2 year residents/owner-occupied SFR in the heart of Silver Lake



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

**Fwd: ITEM NO. 14-0593**

1 message

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

Wed. Aug 20. 2014 at 7:41 AM

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

From: **hesh** <hesh@heshphoto.com>

Date: Tue. Aug 19. 2014 at 4:11 PM

Subject: RE: ITEM NO. 14-0593

To: councilmember.huizar@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org,  
 Sharon.Gin@lacity.org

Honorable Councilmembers Huizar, Cedillo and Englander:

I am also writing to express my concern about the Sharing Economy Motion and ask that the Planning and Land Use Committee amend this Motion to request an examination of the impacts, both positive and negative, of the "Sharing Economy" on the quality of life in residential neighborhoods, the housing stock in our City, including rent controlled units and availability of long-term rental properties.

The Motion as currently written and amended by the Economic Development Committee instructs only that the benefits of the "sharing economy" be examined and addressed by the Work Group in their Comprehensive Report and ignores any analysis of the potential adverse economic and social impacts. It would be a disservice to the citizens of Los Angeles if the opportunity to explore, analyze and understand not only the benefits, but the serious economic issues and potential adverse impacts of the "sharing economy" were not included in this analysis. The "Sharing Economy" Motion as currently drafted is vague enough to be considered a request for legalization of currently illegal activities and presupposes only the positive economic benefits of the so-called "sharing economy."

THIS MOTION APPEARS TO BE BIASED IN FAVOR OF SUPPORTING THE CURRENT PERNICIOUS TREND OF CONVERTING RESIDENTIAL PROPERTIES TO SHORT-TERM/TRANSIENT RENTALS. THIS IS DEPLETING THE AFFORDABLE HOUSING STOCK IN LOS ANGELES POPULAR VISITOR DESTINATION NEIGHBORHOODS ALREADY OVER-SATURATED WITH ABSENTEE OWNER-OCCUPIED, ILLEGAL SHORT-TERM RENTALS AS CORPORATE ENTITIES BUY UP AND/OR RENT EVERY AVAILABLE PROPERTY TO TURN INTO SHORT-TERM VACATION RENTALS.

These are not "home sharing" individuals; the majority of properties listed on online platforms like Airbnb, Homeaway, Vacation Rental by Owner and Flipkey are not owner occupied; many were turned into vacation rentals after eviction of tenants who depended on rent control.

The impact of short-term rentals on affordable housing needs to be examined by the Work Group as does loss of housing stock, including rent controlled units/affordable housing and long-term rental units that are being permanently withdrawn from the housing market and threaten the very existence of rent control and affordable housing. This is of particular concern in popular visitor destination areas of the city already over-saturated with absentee owner-occupied, illegal short-term rentals.

The term "sharing economy" needs to be defined and fully understood; within the context in which it is currently being practiced it is a misnomer. Companies like Airbnb use the language of "sharing" to conceal ambitions that

are far more self-serving. This model may collectivize experience – profits. however are privatized!

The creation and enforcement of regulatory safety and risk management structures is the appropriate way to support new technologies. innovators and entrepreneurs – otherwise the potential benefits of a true sharing economy will be lost.

I would further request that this committee amend the motion to ensure that the Economic Development Motion work group is a diverse group made up not only of proponents the sharing economy as it is currently practiced. but to ensure that those who are interested in protecting rent control units. the fabric of residential neighborhoods and labor union representative and affordable housing advocate representatives are included.

Thank you.

yeheshua hipp  
business owner. resident. voter. tax-payer

PS - this trend of owner-in-name-only. investor-only companies buying and transitioning apartments to all vacation rental neighborhoods IS VERY MUCH HAPPENING and FAST. The building i rent my home in was once all full time residents. in the last 4 months 6 units were vacated and ALL have been converted into temporary vacation units!

yeheshua photography



Los Angeles CA • 857.212.3209 • Denver CO





Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org

**LACityClerk Connect**



**Mobile**  
Click Here



**MyLA 311** Click Here  
to  
Learn More





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**ITEM NO. 14-0593 - Study of the "Sharing Economy"**

1 message

---

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

Wed. Aug 20. 2014 at 7:42 AM

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

From: **David Ewing** <seriousbus@aol.com>  
 Date: Tue. Aug 19. 2014 at 4:31 PM  
 Subject: Fwd: Tomorrow's hearing RE: ITEM NO. 14-0593 - Study of the "Sharing Economy"  
 To: Sharon.Gin@lacity.org

Sharon.  
 I meant to send this to you last night. Anyway. here it is. just for the record.  
 Thanks.  
 David

Begin forwarded message:

**From:** David Ewing <seriousbus@aol.com>  
**Date:** August 18. 2014 10:43:13 PM PDT  
**To:** councilmember.englander@lacity.org. councilmember.huizar@lacity.org.  
 councilmember.wesson@lacity.org  
**Cc:** "Mike Bonin(City)" <mike.bonin@lacity.org>  
**Subject: Tomorrow's hearing RE: ITEM NO. 14-0593 - Study of the "Sharing Economy"**

Dear Honorable PLUM Members Huizar. Cedillo and Englander:

I am very pleased that the City Council is finally ready to address the challenges and opportunities presented by the "sharing economy." At their best, the practices made possible by internet-based ride and rental sharing businesses can be extremely helpful. but they also can create great collateral damage if not thoughtfully considered and regulated. I write to add my voice to the others asking you to move carefully and with a full knowledge of the impacts as well as the benefits. The information is out there. and people are prepared to bring facts on the ground to your attention.

I have benefitted from the "sharing" economy. A couple of years ago. my wife and I needed to move out of our house for a few days while our floors were refinished. We had two large dogs and worried about finding a weeks lodging. Airbnb came to the rescue. We stayed in a nice house in Culver City. However. we noticed that the place had just been renovated and learned we were its first occupants. A woman was managing the rental for a couple of hoteliers on a longterm vacation in France. The garage was being converted into a second short-term rental. and the construction was underway while we were there. We learned from the manager that they had bought another similar property. also split up into two airbnb rentals. So this was not "sharing." this was entrepreneurship. When I walked my dogs in the evening. the neighbors were friendly. but I couldn't help wondering how many transient rentals it would take before they got up in arms. .

We've certainly passed that point in Venice. where I live. Affordable housing has been the biggest casualty of a tidal wave of conversions to short term rentals.. I mean affordable in the de facto sense - RSO housing torn down and replaced; longterm tenants thrown out so owners can get in on the gold rush; new buildings designed specifically for the short term rental market. Venice has become a destination. so there's a great deal of money to be made. It's the wild west out here.

This is not sharing. It is not a homeowner or apartment renter economizing by renting a room or finding someone to stay in their home while they're out of town. We're talking about sizable business enterprises and **well over a thousand units** here in Venice alone. It is disrupting our community and driving out longtime residents. especially those who are most economically vulnerable.

The benefits of the "sharing" economy are undeniable. but let's make sure that we promote sharing. not predation.

Yours truly,  
David Ewing  
1234 Preston Way.  
Venice. CA 90291

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org

