

Communication from Public

Name: Bob Wexler

Date Submitted: 06/17/2019 08:25 PM

Council File No: 14-1635-S2

Comments for Public Posting: Honorable City Council Members, RE: HOME-SHARING ADMINISTRATIVE GUIDELINES, VACATION RENTALS & SECOND HOMES My Daughter is marrying a British Gentleman in February 2020. Many of our guests coming to Los Angeles are flying in from the east coast and the UK including grandparents and families with children. Most of them have already booked Vacation Rentals, including the Bride and Groom. Come November all of these reservations are subject to be canceled! The new Home-Share Ordinance may help some Hosts make ends meet but in reality people rarely rent their primary residence or homes to families traveling with children and guests also want their privacy. The new ordinance does not address this necessary segment of the market. By prohibiting vacation and second home rentals this forces visitors to stay in hotels, which for many of our guests will make coming to Los Angeles for the wedding physically challenging and even unaffordable. A solution would be to include or grandfather into the ordinance second homes or Vacation Rentals for Hosts who either register by the enforcement date of the ordinance or who already have had a BTRC or transient account with the Office of Finance. Data shows that Vacation Rentals generate a significant greater ratio of the TOT revenue collected by the Office of Finance as compared to a typical Airbnb or Home-Share. This additional revenue can go towards affordable housing. The proposed Home-Share Ordinance includes a complete ban on second homes. Vacation rentals have been a critical part of the Los Angeles travel ecosystem for decades! Please do not enforce the new Home-Share Ordinance until second homes are considered. Sincerely, Bob Wexler CD4

Communication from Public

Name:

Date Submitted: 06/17/2019 02:18 PM

Council File No: 14-1635-S2

Comments for Public Posting:



June 17, 2019

The Planning and Land Use Management Committee
City of Los Angeles
200 N. Spring St.
Los Angeles, CA 90012

Chairman Harris-Dawson and PLUM Committee Members,

As you know, the Home Sharing Ordinance (HSO) adopted in December takes effect on July 1st. As currently proposed, at that time, thousands upon thousands of local residents will begin registering with the city to rent their homes as a short-term rental. Airbnb is committed to working closely with the city both to help communicate with residents about the system, and to work with the city to ensure compliance is smooth and accurate. Moreover, we appreciate the time and effort that city staff has invested in developing the draft rules and registration. In our experience in working with many different cities, launching these systems is complicated, challenging, and require adequate preparation (by all stakeholders) and resources to make it run well.

Nevertheless, we are highly concerned that given the current status of preparation there is a likelihood that the registration process will not launch smoothly and will subject the city to becoming overwhelmed with thousands of applications for which its not fully prepared, while the hosts and platforms will have limited opportunity to provide feedback on the system and the rules given the lack of information we received until very late in the process. We have shared these concerns and questions repeatedly in letters to the Planning Department, beginning in February, to which we have not received responses.

As you are likely aware, the HSO provides three ways for online platforms to be deemed in compliance: (1) directly follow ordinance language in Subdivision 32(f)(1)-(4), (2) abide by the administrative rules set forth subsequent to the ordinance, or (3) enter into and comply by the terms of a platform agreement. We did not receive an opportunity to review a draft summary of the administrative rules until receiving them late in the day on Thursday, June 12. Additionally, at the suggestion of the City, we provided a draft platform agreement to the city staff on April 26, and have not received feedback, and no master platform agreement has been provided for today's meeting.

Our inability to consider and collaborate on these documents, ask questions, or provide feedback has made it impossible to understand in the time allotted (or in the case of the platform agreement, due to the lack of the document altogether) how to comply with this law or to build our systems accordingly. Additionally, in the absence of the administrative guidelines until just a few days ago there has been no opportunity to begin educating local residents who

will want to register about what that process will entail. A vital question that is foundational to all aspects of the system -- will hosts be able to list their spaces while their application is pending -- remains vague.

We do not believe that the City should launch a short-term rental registration system without adequate preparation in order to avoid confusion and chaos both at the city and among hosts. To best prepare, the platforms, who need to be a partner in this work to make the system effective, need to have adequate time to review and comment on the administrative guidelines, negotiate with the city on a platform agreements, and work with the City and its vendor on ensuring that the system works and that systems for both the city and platforms are well integrated.

Your staff has suggested that the City might launch its registration system on July 1 with a subsequent 120-day grace period to allow hosts to review and comply with the registration requirements before enforcement begins. We feel strongly, given the lack of information we have received from the City despite our repeated requests, that the 120-day clock should not start ticking until the administrative guidelines and platform agreement are finalized, and we have technical documentation describing the architecture of the City's systems in detail. Without this clarity, it is not possible for our teams to plan and produce our own corresponding systems. If the rules are not clear, that the operations of both the city's systems and those of the platforms are not well coordinated, the City's system is likely to become quickly overwhelmed.

We remain committed to supporting the City's goals, and expect to use every tool at our disposal to properly educate our host community of their responsibilities. However, approving the administrative guidelines today is premature given the inability of platforms to have a reasonable opportunity to provide input. We urge you to take prudent steps to plot a sensible pathway forward that ensures a successful registration and enforcement system in Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "John Choi". The signature is fluid and cursive, with a prominent loop at the end.

John Choi
Policy Manager, Los Angeles
Airbnb

CC: The Honorable Herb Wesson, President, Los Angeles City Council

Communication from Public

Name: John Choi
Date Submitted: 06/17/2019 07:15 PM
Council File No: 14-1635-S2
Comments for Public Posting:



June 17, 2019

The Planning and Land Use Management Committee
City of Los Angeles
200 N. Spring St.
Los Angeles, CA 90012

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Nevertheless, we are highly concerned that given the current status of preparation there is a likelihood that the registration process will not launch smoothly and will subject the city to becoming overwhelmed with thousands of applications for which its not fully prepared, while the hosts and platforms will have limited opportunity to provide feedback on the system and the rules given the lack of information we received until very late in the process. We have shared these concerns and questions repeatedly in letters to the Planning Department, beginning in February, to which we have not received responses.

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We remain committed to supporting the City's goals, and expect to use every tool at our disposal to properly educate our host community of their responsibilities. However, approving the administrative guidelines today is premature given the inability of platforms to have a reasonable opportunity to provide input. We urge you to take prudent steps to plot a sensible pathway forward that ensures a successful registration and enforcement system in Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "John Choi". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

John Choi
Policy Manager, Los Angeles
Airbnb

CC: The Honorable Herb Wesson, President, Los Angeles City Council

Communication from Public

Name: Danielle Deojay
Date Submitted: 06/18/2019 09:43 AM
Council File No: 14-1635-S2

Comments for Public Posting: Good afternoon Council Members, I'm writing to you today regarding item no. 14-1635-S2 and 14-1635-S7 from today's agenda and the Home Sharing Ordinance. I have been a resident of downtown LA for the past 8 years, and Los Angeles for the past 16. I moved downtown before it was the popular choice, having a love for architecture and history, and as a native East Coaster, a love for walkable cities. I spent many years working in the entertainment industry, predominantly as a marketing manager, and over time, realized my true professional passion and launched my interior design business last year, thanks in no small part to the support and spirit of entrepreneurship in the creative community I've found here in our city. I've spent my 8+ years in DTLA at the same live/work loft at 219 W 7th St, The Haas Building, at 7th and Broadway. It's served as my residence and my office, and is now in danger of being taken away, thanks to the allure of Airbnb. Over the last 2 years, the owner has been slowly converting the building into an Airbnb hotel called, The Rosemary — they are also allowing an after-hours bar on the 2nd floor. This is 68 units, previously all home to contributing (I.e. working, tax paying) members of our community. Those who have remained, like myself, are being hit with double digit rent increases, in a veiled attempt to push us out — for me, last year it was 18%, and 12% the year before, plus threats that they will be taking away parking, too. In my research, I discovered the city even approved a building permit on June 4, 2019 (record ID 74133561) to allow them to convert 49 of the 68 total unit to R1 Occupancy, leaving just 19 units at R2 designation for full-time residents — talk about a loophole! Rumor has it, the plan is to convert those, too. As coverage of the Home Sharing Ordinance has come out, I've read everything I can find about the specifics, in hopes to see some verbiage that applies to what I am experiencing — but from what I can tell, there's no regulation to protect me and my fellow residents from what is happening, and possibly a major loophole that allows multi-unit building owners to convert their buildings into home-share hotels. So, I ask you, how was this missed? If we cannot protect housing for tax paying working professionals, how can we hope to afford to subsidize low-income housing, or solutions for the homeless? How can we support an economy and the industries that call Los Angeles

home if people have no where to live and our landlords are essentially fighting to push us out? Thank you for hearing my comments. Sincerely, Danielle Deojay

Communication from Public

Name: home owner

Date Submitted: 06/18/2019 02:23 PM

Council File No: 14-1635-S2

Comments for Public Posting: I just skimmed the final ordinance and noticed two things left out: Correct me if I am wrong. 1) There was a proposal stating that there was to be a 24/7 real time phone number to the owner of the airbnb for people to be able to contact the owner directly with problems. 2) There was also a city complaint hotline number to be used by neighbors with airbnb complaints. So who do we contact for complaints with an airbnb? Can you give me any further information on this? Why were they taken out?

Communication from Public

Name: Steve Mayer

Date Submitted: 06/18/2019 04:18 PM

Council File No: 14-1635-S2

Comments for Public Posting: The administrative guidelines are deficient in: (1) There is no provision for enforcement on July 1st for illegal hosting in RSO units (2) There should be a penalty assessed July 1st for any hosting platform that does not "geo fence" (or the equivalent) for listings from RSO hosts (3) There should be a provision that if there is a high fire danger warning (i.e. in the hillsides), then reservations are immediately cancelled.

Communication from Public

Name: Life turned upside down because of airbnb
Date Submitted: 06/19/2019 12:32 PM
Council File No: 14-1635-S2
Comments for Public Posting: WHAT RECOURSE DO WE HAVE? WHO DO WE CONTACT to REPORT VIOLATIONS? *How does this ordinance protect those us who have problems with these airbnbs? ****ALL I am seeing is the violators being slapped with fines which does NOTHING for those of us negatively impacted by the disruption of our lives by the airbnbs.*** I'll spare you my issues we are having for now, with and airbnb because it's seems it's just falling on deaf ears. I hope not.

Communication from Public

Name:

Date Submitted: 06/20/2019 04:54 PM

Council File No: 14-1635-S2

Comments for Public Posting: The permits are issued by Building & Safety. This department is also handling the enforcement section. So why is it that this Building & Safety department is allowing people to register, pull a permit and go into the BNB business that will allow these so-called primary resident individuals to begin business on July 1, 2019? And there will be no enforcement for any violations until November 1, 2019. So the department is going to allow BNB party houses to continue until November 1, 2019 with no enforcement for violations according to the new ordinance. The city says this new program will take time to implement so it is not possible or reasonable to begin enforcement earlier than November since people need time to comply, and any potential kinks in the system need to be worked out. The department of building & safety doesn't give permits to Homeowner's for a building permit if they are not ready and need more time to comply. A Bar or restaurant applying for a liquor license cannot begin serving alcohol while the application is being considered even when the owners need more time to comply. A restaurant cannot serve food while a license application is being considered even if the owners need more time to comply. This is not the reason the city is giving people permits and unleashing chaos in our residential neighborhoods by allowing more time for people to comply as they are doing ABNB business.. It is because the city is not ready!! And it should not begin with a start date until everything is ready to go from the first day. This is irresponsible. It will overload our police department with the increase of complaint calls.

Communication from Public

Name: JM

Date Submitted: 06/13/2019 11:55 PM

Council File No: 14-1635-S2

Comments for Public Posting: Why are our elected officials trying to punish the very people who put them in office? I rely on renting out two of the bedrooms in my primary home in order to pay my bills and my mortgage. By forcing me to pay a ridiculous \$850 fee plus a per night charge, and by only allowing me to rent one bedroom per night, I will have much more difficulty paying my monthly bills. This ordinance is a play by the hotel lobbyists to get rid of their competition, and a play by the city to cash in on the success of Airbnb. Rather than waste so much time figuring out how to squeeze more money out of law-abiding tax-paying citizens, why can't the city start taking care of the horrific homeless problem we have? Why are people allowed to set up tents and leave piles of trash less than 1 minute away from my house, and yet the city thinks it's more important to regulate what a homeowner can do in their own home? I understand this ordinance was supposedly enacted to help with the housing shortage in LA and bring more affordable housing options to low-income residents of LA. I think that's a great idea, if you can effectively prevent millionaire landlords from buying up entire apartment buildings and turning them into short-term rentals. But if you really want to do something effective that will bring more housing in for LA residents, don't punish regular homeowners. Don't go after homeowners who are just renting a couple of bedrooms in their house to make ends meet. By limiting my ability to rent rooms in my house on Airbnb, you will not be solving the housing crisis, because there's no way the rooms in my house would be available to the people you are trying to find housing for. The only thing this legislation will create is angry homeowners who don't want to be told what they can do in their own home, and in the end you will still find that housing in LA is unaffordable and in shortage.

Communication from Public

Name: Heather Carson

Date Submitted: 06/15/2019 11:23 AM

Council File No: 14-1635-S2

Comments for Public Posting: I support the ordinance with the following changes: -allow home-sharing hosts to rent out more than one room in their home per night to more than one group. -allow individual owners - not corporate landlords - of up to 2-4 RSO units to be allowed to short term rent. -rethink the \$850 fee to rent year round. For hosts charging \$40-65/nt or who host more than 120 days but not year round, this is onerous. Perhaps have a tiered fee system. -allow vacation rental hosts who host one non-RSO property to continue hosting without enforcement until the Vacation Rental Ordinance is written. Matthew Glesne's suggestion to switch to LTR or leave the property vacant is not workable and will force those hosts into their own housing insecurity.

Communication from Public

Name: Jeffrey Hinkle

Date Submitted: 06/15/2019 11:39 AM

Council File No: 14-1635-S2

Comments for Public Posting: Guest houses built before 2017 and used as part of the owner's primary residence should be allowed as part-time STR's. These guest houses continue to be used as part of the owner's primary residence. Permitting these guest houses as ADU's prior to 2017 was not always possible. Thank you.

Communication from Public

Name: Marjorie Jameson
Date Submitted: 06/15/2019 01:40 PM
Council File No: 14-1635-S2

Comments for Public Posting: 1. Many hosts on airbnb rely on short term rentals to pay for necessities, health insurance -- which is very costly for self employed people, and to survive the cost of living in Los Angeles. Without airbnb, some hosts I know would not be able to pay their medical bills and could end up homeless themselves. 2. Homeowners who chose to purchase and live in a duplex or triplex or other rent controlled property should not be excluded from being able to do short term rentals. Excluding them is unfair discrimination in favor of owners of single family homes. If you live in one house on a lot, you should be able to do a short term rental on the other one and in the one you occupy. You might have a mother in law or college kid who lives there half the year, so what is the point of keeping it vacant the other half of the year? 3. The 120 restriction is unfair because this restricts a homeowner's ability to use their private property to make ends meet. If a house is empty all year except for the summer when your kid comes home from college, what is the point of not being able to rent it the other part of the year? 4. Most hosts I know will not under any circumstances register their property with the city due to lack of trust. 5. The annual fee in the ordinance is unfair because the City is already getting a 14 percent hotel tax off the labor of hosts who are literally on their hands and knees cleaning toilets. Enough is enough. 6. The ordinance as drafted is unfair because it violates homeowner's private property rights and infringes on homeowner's ability to make much needed income to survive the cost of living in Los Angeles. Not everyone in LA is a celebrity or software engineer, there are regular people here too and this is one means to pay the bills. The City has no right to take that away.

Communication from Public

Name: Dawn Fleischman

Date Submitted: 06/15/2019 04:31 PM

Council File No: 14-1635-S2

Comments for Public Posting: To whom it may concern, I have been a Venice resident for 24 years. I bought my duplex in 2002, live in one unit and rented to a long term tenant for many years. About 5 years ago my tenant moved out. For the few years before that my mother was having major health issues, as I am her only family member and caretaker I had to periodically stop working to take care of her in her home in Northern California. This was a major financial hit as I basically had a total loss of income which put me into debt and struggling to pay the bills. When my tenant moved out I took that as an opportunity to move my mother into my 2nd unit. This way she could be close to me, get the medical attention she needed and I would still be able to work. Airbnb has allowed me to keep my home, my job and allowed my mother to get the proper medical care she needs. I am able to rent short term when she is able to live on her own at her home Northern California but I have the flexibility to have her here at a moments notice when things are not so good or she needs medical treatment. For this reason alone I will never rent my additional unit long term again because I need to be able to have her here with me. Please don't limit my ability to rent part of the duplex I own and live in as a short term rental. I am not a corporation, I have never had a complaint about my Airbnb guests and I'm just trying to survive without having to uproot my life and sell my home. Because we live on the property we meet almost every guest we have and usually have almost daily interaction with them. We see ourselves as ambassadors of our neighborhood. We are very active in our community and our guests are inspired to do so as well. We have a recommendation book filled with local restaurants, shops and activities. Our guests love feeling like locals in Venice and truly embrace the community. Another bonus is that our home has become a resting spot for many of our neighbor's families. We have hosted neighbor's families for many births, weddings, holidays, graduations, vacations, medical procedures and even surprise visits. Many people prefer to be in a home where they can feel at home, have privacy, cook, do laundry, or walk to local shops and feel like a local. We love being able to do this allowing them to be within a few blocks of their family. Please allow the short term rental of RSO's of 4 or fewer units. We are not ghost operators, we live here in a tiny duplex and are just trying to get by.

Lumping us in with corporations taking advantage of STR's will only hurt our local economy and possibly force us to sell our home. Thank you very much for your time, DAWN FLEISCHMAN Venice Homeowner 213.300.5033

Communication from Public

Name: Deborah Moore

Date Submitted: 06/15/2019 09:19 PM

Council File No: 14-1635-S2

Comments for Public Posting: To our City Officials, Like many Los Angelenos, my husband and I are freelancers in the arts and entertainment industry. Like our fellow artists we are not provided with a safety net, health insurance, a guarantee of any kind. This has makes us work harder and smarter. We learned to become entrepreneurial, not look for handouts and to become accountable. So that led us to look into real estate. We just purchased our duplex in Mid City in 2018, which is under RSO. We inherited lovely tenants. As you know, as landlords of a rent stabilized property, we are limited on how much we can raise their rent. They are significantly under market value. So we looked to short term rental to supplement that deficit when we travel for work. Because of the fields we are in, we have to travel a lot for work. Sometimes months at a time. We take along our two young children with us. While traveling, we short term rental our unit. This has allowed us to keep up with our finances. It has allowed us to improve our property and beautify our neighborhood. Our long term tenants have even used it when their parents came from Guatemala. Our housekeeper has six children and she cleans on each turnover . We pay her \$40 per hour to clean the 2 bedroom/ 1 bath. We also have a team of handymen and a gardener, whom we pay more than a fair wage to. I hope you can see how Airbnb has helped our family of four save for our and children's future, improved our neighborhood and even employ local workers. Please consider allowing owners of rent stabilized units to short term rental their own homes and/or vacation rentals.

Communication from Public

Name: Heather L
Date Submitted: 06/16/2019 06:55 PM
Council File No: 14-1635-S2
Comments for Public Posting: Please consider grandfathering in existing hosts for 1-4 units. We depend on the extra income and many of us will lose our homes if this income is taken away!!

Communication from Public

Name: Diane Greenseid

Date Submitted: 07/04/2019 08:25 AM

Council File No: 14-1635-S2

Comments for Public Posting: Dear Councilmembers, I am asking for leniency and compassion for those of us that have built ADU's after 2017. It was never stipulated that these could not be used for STRs. Had we known beforehand that we would be restricted from renting our ADU as a STR, we would not have used half of our nest egg to create this guest house. It's a small place, not really usable for long-term rental, so now we are in a difficult spot. We had thought, as 70 year olds, we would be in good shape for retirement with this income coming in. Now we may possibly have to move, away from family members. The proximity to our family is crucial as we age, who else can we turn to? Please include ADUs built after 2017 to be included under the current ordinance. If this is the type of unit you'd like for shortage of housing in general, then let it be stated loud and clear for future ADU creators, do not penalize us when the restrictions were not made apparent. Thank you, Diane Greenseid

Communication from Public

Name: Inga Nataya

Date Submitted: 07/04/2019 10:29 AM

Council File No: 14-1635-S2

Comments for Public Posting: Currently several listings at my house are being rented short term, I am dependent on the income to pay bills, I also keep 2 persons for cleaning and gardening employed full time at my property, and a handyman that is employed part time, they are also dependent on this income. I hope I am heard and the amendment is made to STR ordinance, so I am able to host more than one listing at the same property. Los Angeles houses are very expensive, I want to continue being able to pay for mine.

Communication from Public

Name: Tyrrell Shaffner
Date Submitted: 07/04/2019 01:49 PM
Council File No: 14-1635-S2

Comments for Public Posting: Please include RSO properties with the tenant occupancy exemption to be allowed to rent out a spare bedroom with this ordinance. This practice does not affect housing supply and helps me pay my mortgage! I am an owner occupier of an RSO duplex and have long term tenants living in the other, RSO-subject unit. Please make this ordinance fair to all, and not overly simplistic to get the job done. In a hugely unaffordable city, our livelihoods are on the line!

Communication from Public

Name: Suzette Kitselman
Date Submitted: 07/11/2019 01:16 PM
Council File No: 14-1635-S2

Comments for Public Posting: Dear City Planning, I would like to apply for permission to operate my Airbnb short term rentals because it will cause me great financial hardship if I have to stop. I have an apartment on the Airbnb website as a vacation rental property. This apartment was a rental and the owner was fully informed when I rented the apartment, and has since offered me more apartments to do short term rentals. I have 3 annual leases in this building, which is half a block from the tourist attractions on Hollywood Boulevard in Hollywood. I get regular rent increases annually. Let me point out that these apartments are hard for the Owner to rent on a long term basis to families (like an annual lease) because of the building's location. Half a block from Hollywood Boulevard means the traffic and noise from this location make it undesirable for families to rent there. We are not displacing any families by having these short term rental apartments next to Hollywood Boulevard. The Owner's usual Tenants are generally young people who come to LA to "become a star" and end up having to be evicted because they can't pay their rent, cause loud noise at night with their parties or playing music late at night, or are using and/or dealing drugs. These evictions cost the Owner lots of money, time and trouble, which of course he doesn't like. His apartments often sit empty for months before they are rented, as a result of the undesirable tenants who apply. (It might make sense to designate areas like this as "Tourist Zones" and make them exempt from the Ordinance. It is not a great location to get good tenants long term, but it is perfect for short term guests who wish to explore Hollywood as tourists. My Landlord is very happy with me as I pay the rent on time every month and my guests are usually families who come from all over the world to see Hollywood and greater Los Angeles. Unlike many of his tenants, my guests are well-behaved and polite, and pose no problems for the Owner, nor the Manager. The amount of income I make from these apartments is just barely enough to cover most of my monthly living expenses. I live simply, in a rented apartment, shop at 99 cent store, drive a used Prius, and still cannot afford health insurance. I have paid taxes on the Airbnb income from the beginning. Here's how the Ordinance affects me: If I am no longer able to operate my short term rental apartments, I will not have that safety net any longer; it will cause me a severe financial

hardship and I may not be able to stay in Los Angeles. I am a senior, 62 year old divorced woman suffering from arthritis; I once owned income properties but lost all in the Great Recession in 2010; that year I also got a cancer diagnosis and surgery, and my insurance illegally did not cover all of my treatment, even though I had been paying for this health insurance for years. The combination of losing my properties and this failure of my insurance company to cover my treatment costs caused me to have to declare bankruptcy in 2010. Since then I have been working hard just to keep a roof over my head. Also, the housekeeper who helps me clean the apartments between guests is a mother of four children. Her income will be severely reduced also, putting her family in financial hardship as well. Question: How can we continue operating our 3 short term vacation rental apartments? The Owner will be happy to provide affidavits to confirm that all is well here. I look forward to hearing from you very very soon. Thanks so much, Suzette Kitselman 310-346-7919 Please call me if you have questions. Suzette.Kitselman@gmail.com

Communication from Public

Name: Steven

Date Submitted: 07/15/2019 01:18 PM

Council File No: 14-1635-S2

Comments for Public Posting: First I'd like to thank Gilbert Cedillo, Marqueece Harris-Dawson & Herb Wesson for motion 18-1247. My partner & I currently own and live in a duplex in Silverlake which was built in 1949 and is listed as an RSO building. My partner is disabled and I am a type 1 diabetic among other health issues., we have extremely high medical bills each month. We rely on this STR income to cover a lot of these expenses in addition to the high costs of maintaining our home and monthly living expenses. We have family members that visit and help us out while in LA they stay in the upstairs unit and we live in the downstairs unit. We can't rent it out long term because its needed for family visits. This will cause an extreme financial hardship for us if you don't allow us to do STR on the other unit. This uncertainty of what's going to happen has caused us much anxiety where its difficult to sleep at night. All I can say is please amend the current STR regulations to allow Mom & Pop homeowners that live in one unit and want to do STR on the other unit. I agree with putting these restrictions in place for apartment buildings but not the LA residence who are just trying to make ends meet. I understand this motion we recorded on Dec 11 2018 and don't understand why we haven't seen anything from the Planning & Land Use Management yet. I'm anxiously awaiting to see when the requested motion/amendment will look like. Thank you for taking the time to ready my current situation.

Communication from Public

Name:

Date Submitted: 07/13/2019 09:54 AM

Council File No: 14-1635-S2

Comments for Public Posting: Under the new Airbnb restrictions I am not allowed to rent the guesthouse in my backyard. The guest house is not set up for a full-time tenant. And unfortunately we're very worried about housing someone that will take it advantage of us and try to get cash for keys. Unfortunately our house is an RSO. Without the income of Airbnb we will have to sell our home.

Communication from Public

Name: Mendel Engel

Date Submitted: 07/11/2019 02:35 PM

Council File No: 14-1635-S2

Comments for Public Posting: The new ordinance is there to allow people to rent out their primary residence for a maximum of 120 days per year. I rent an apartment in Hollywood and live there most of the year. I often work in Central California and during that time, I rent my apartment out on AirBnb in order to supplement my income. This is the only way I can afford to pay rent each month. I would like to register my apartment with the city and rent it out for no more than 120 days per year. I should be able to as it is my primary residence. I also have been a stellar host and have hosted hundreds of guests and have a 5 star rating. I have also provided thousands of dollars in taxes to the city. Unfortunately I can not register my apartment as my apartment is restricted by the RSO restrictions. The new laws will force me to either move out of LA to a cheaper area or an area without Short Term Rental restrictions, or move to another apartment in LA that doesn't have RSO restrictions. This does not benefit anyone. I lose a ton of money by having to relocate and the city loses out on the thousands of dollars of taxes I provide each year. The laws were not put in place to stop people from occasionally renting out their primary residences but unfortunately the RSO restrictions are effectively doing that. This is an oversight that has a very simple fix. If one wants to rent their primary residence for a maximum of 120 days per year, they should be allowed to regardless of whether the property is under the RSO restrictions or not. The RSO restrictions are there to ensure that people do not rent out their NON primary residences, limiting each LA resident to only renting out their primary residence. In summary; if we remove the RSO restriction from the STR registration process and require hosts to prove that their listing is their primary residence, it will fix the issue that is threatening to force many hard working and long time residents of LA from there homes. No one wants to be forced to move out of there home they've lived in for many years, lets ensure that that does not happen.

Communication from Public

Name: Diane Greenseid

Date Submitted: 07/11/2019 02:48 PM

Council File No: 14-1635-S2

Comments for Public Posting: Dear Councilmembers, Can you please help us? We built our ADU unit last year with the sole intention of using it as an STR. Never was it stated that we could only use this for permanent housing. We are 70 y.o.'s, had planned on this for potential retirement and used a huge portion of our nest egg to do so. We are not comfortable using our unit as permanent housing. Can you please help by including our type of dwelling either in the STR ordinance or upcoming vacation rental ordinance? Had we been notified originally that this only could be used for permanent housing we would not have spent over \$100,000 and have moved elsewhere to lower our costs. Thank you, Diane Greenseid

Communication from Public

Name: Rhonda Hayter

Date Submitted: 07/11/2019 07:35 PM

Council File No: 14-1635-S2

Comments for Public Posting: Please hurry to allow owner-occupied RSO into the short term rental ordinance. It's been recommended over and over and it's patently unfair to exclude us. People don't rent a room in their own home unless they need to! Please rectify this pointless injustice that does not add ANY RSO stock to the market.

Communication from Public

Name: anna e bogomolny
Date Submitted: 07/12/2019 08:29 AM
Council File No: 14-1635-S2

Comments for Public Posting: I own a historic property, that is under Mills Act preservation program As you well know lifestyle and Los Angeles have changed since 1919 (year the property was built), and my house is a gorgeous representative of the time, however although it was suitable for a use by one family at the time it was built, now, since 100 years have passed, it is no longer the case. My pricey historic craftsman home is located on a busy corner of a young and festive neighborhood, surrounded by historic apartment buildings with some special permit (area is R1 zoned). It is very large with many small and large formal rooms, that are not suitable for modern lifestyle, formal study, formal separate from a kitchen dining formal, formal library, a bunch of 30-70 sq.ft. dens and nooks. It is fantastic for tourism and showing off little history Hollywood has left and is truly iconic, and would be awesome for even a quirky boutique or a museum, but again, not at all suitable for an intent it was built: due to neighborhood change and a lifestyle change, does not work for a upper middle class or wealthy modern family, that is looking for peace and quiet, I was doing well maintaining and preserving it, while short term rental business was sponsoring that, maintenance costs me about \$50K - 100K/year, but with new STR ordinance, I am lost, so I am reaching out to see if there are some special permits available for my situation. Any help and advice is appreciated. With many thanks and appreciation

Communication from Public

Name: kathy

Date Submitted: 07/12/2019 09:50 AM

Council File No: 14-1635-S2

Comments for Public Posting: Would the City Council reconsider the home sharing rules that you are implementing now in Los Angeles? The 120 day limit and one room is going to be a hardship for many hosts in LA. We have provided shelter to people visiting their families, waiting for an apartment to rent, doing residency at Cedars Sinai. It will be hard for these guests to find as inexpensive housing in Los Angeles where they do not have to have first and last months rent, that they can rent for a short time, and they have people in the building they can turn to if they need help. Many young girls come to LA to do a class or start a new job and they cannot afford an apartment and feel safer in a rental with other people. It is cruel to them and the hosts who will suffer financially that you are cutting this to 120 days and one room.

Communication from Public

Name: Mehile Orłowski

Date Submitted: 07/23/2019 12:52 PM

Council File No: 14-1635-S2

Comments for Public Posting: I commend the city of Los Angeles for legalizing home-sharing, however, the Home-Sharing ordinance that went in effect July 1, 2019, is in my opinion: unfair, biased and anti-American especially for property owners in RSO, 1-4 unit dwellings, ADU, and Vacation Homes. No law is flawless and I believe you can agree there is much work to be done for the affected business owners to sort out the needed documentation, find the right and accurate information and apply to continue their business. I urge you to change the registration process to address the following issues: \$850 registration fee and all the associated fees are exorbitant and need to be significantly lowered. You need to allow RSO properties up to 4 units and ADU with no long term tenants to take part in the registration process or be exempt. You provided in appendix A (City of Los Angeles | Draft Home-Sharing Administrative Guidelines - Appendix A Page 2 Draft Issued June 13, 2019) of your communication an exemption: Quote: "... or an exemption status code that explains why the property is not considered a Short-Term Rental subject to the provisions of the Home-Sharing Ordinance. Those codes are as follows: i. 01: a residential property advertised and rented exclusively for stays longer than 30 consecutive days ii. 02: a Hotel or Motel iii. 03: a Transient Occupancy Residential Structure iv. 04: a Bed and Breakfast approved pursuant to LAMC 12.24X.12 " I believe it would be beneficial to elaborate on these codes and provide appropriate guidance as to the appropriate fees, processes and time frame needed for these exemptions to be registered. Based on all government agencies contacted the exemption process to file for a business permit is 6 -15 months and no one gives any financial help for the permit costs and cost of loss of income for the months following Nov 1, 2019, where these affected properties would suffer financial losses while for years, before this ordinance was in effect, these businesses were paying Transient occupancy taxes and generating income for the City in the hundreds of thousands. Please extend the deadline from Nov.1 2019, to at least Nov. 1, 2020, and or/ allow properties that have started the process to be exempt. Please forward the letter to CD4 - member David Ryu