

## 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.