



Sharon Dickinson <sharon.dickinson@lacity.org>

Comments on Proposed Home-Sharing Ordinance CF#14-1635-S2

Lisa Hoyle <hoyle.lisa@gmail.com>

Tue, May 3, 2016 at 1:33 PM

To: sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Cc: Matthew Glesne <matthew.glesne@lacity.org>

Hello Sharon, Etta & Matthew

Thank you for sending out this draft ordinance. My name is Lisa Swift and I am an Airbnb host. I do have a few comments on the draft ordinance which I would like to respectfully submit for consideration.

I would like to start out by saying that I am very excited that an ordinance has been drafted - I (and many Airbnb hosts) are very eager for regulation to begin and for us to have clear rules to abide by. Overall I feel that the ordinance has a number of excellent items included such as the requirement to register as a home-sharing host, as well as the "Host Requirements" listed under Section E. I am also glad that all Airbnb hosts will be required to pay the Transient Occupancy Tax. In my own personal efforts to comply with city law, I have paid the TOT myself for all of my home-sharing activity since starting back in February of 2015.

However, there are a couple items that deeply concern me. Before I address these, I would like to share some background on my Home-Sharing story:

I am a mother of a special needs child - when my son was 2 months old we found out he has a rare genetic condition. Managing that condition with 7 therapy sessions a week (physical therapy, speech therapy and occupational therapy), in addition to ongoing doctor appointments (he sees a geneticist, neurosurgeon, ENT and orthopedist in addition to his regular pediatrician), has prohibited me from being able to return to work as I had expected before he was born. My husband and I were faced with the challenge of unexpectedly living on one income while also paying tens of thousands in medical bills for my son - at the beginning it seemed as though we would lose our home. Then we started renting out a small guest house in our backyard on Airbnb and that income has allowed us to stay in our home and pay our bills.

Our guest house is approximately 300 square feet and contains a bed, bathroom and closet. There is no kitchen so it would never be suitable for a long-term rental. However, it is listed on Airbnb as an "entire house" because it is a separate structure from our main house and provides privacy for guests. There are many Airbnb listings that are just like ours, so the notion that Airbnb is removing long-term housing from the market is totally false, because many of the Airbnb listings (like ours) could not be used for long term housing.

Now - to address the items on the Draft Ordinance that concern me:

The item of greatest concern to me is Item #3 under Section D - Prohibitions: the limitation of Home-Sharing to 90 days per calendar year. What is the reason for this limitation? It seems arbitrary and unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015. My guest house was rented for 126 nights in 2015 - these rentals provided essential income for my family which has allowed us to continue paying our mortgage and stay in our home. Because my son's care makes me unable to hold a full-time job for the time-being, being an Airbnb host has become my job and I take it very seriously. The 90-day limitation seems to unfairly discriminate against people like me for whom home home-sharing is our business. A hotel does not have to limit their rentals to 90 days, why does a home-sharing host have to? Especially if a host is in compliance with ALL other requirements of the ordinance there should be no limitation. If a host ensures that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, there should be no limitation on the number of days permitted to home share. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue.

Guests who stay in my guest house have informed me that they would not otherwise be able to travel to LA were it not for affordable rentals on Airbnb. Home-sharing allows low-budget tourists to bring their tourism dollars to Los Angeles - funds that would otherwise be lost to more affordable travel destinations.

I respectfully implore you to please re-consider the 90-day Home-Sharing limitation.

The second item that concerns me Item #5 under Section D - Prohibitions: No person shall offer or engage in Home-Sharing in any part of the property not approved for residential occupancy, including but not limited to a vehicle parked on the property, a storage shed, recreation room, trailer or garage or any temporary structure like a tent. Although this issue does not apply to my personal situation, I think it is an unfair limitation. If a person wants to rent their RV and there is demand for such a rental, and the Host is otherwise in compliance with ALL the standards of the ordinance, then there should be no reason to restrict this type of rental. Please re-consider this limitation.

Thank you very much for taking the time to consider my comments. I greatly appreciate the opportunity to contribute.

Sincerely,
Lisa Swift

On Fri, Apr 15, 2016 at 12:02 PM, Matthew Glesne <matthew.glesne@lacity.org> wrote:

Interested Parties,

The Los Angeles Department of City Planning is pleased to present the proposed Home-Sharing Ordinance (HSO), which addresses the issue of short-term rentals in the City of Los Angeles (per CF 16-1435-S2). Attached you will find the draft Ordinance, the Public Hearing notice as well as a Quick Guide/FAQ to help understand the basics of the proposal.

The Home-Sharing ordinance will be presented for public comment at a Public Hearing on Saturday May 21 at 10am at the Deaton Auditorium downtown (please see the hearing notice for more details). Following this, the ordinance will be presented to the City Planning Commission for their consideration (most likely) at their meeting on Thursday June 23rd at 8:30 am in Van Nuys City Hall. You will be advised of that meeting, as well as provided a Staff Recommendation Report, two weeks prior to the meeting. If approved, the ordinance would then proceed to City Council Planning and Land Use Committee for their consideration.

You are also able to submit comments on the draft ordinance directly to me for staff consideration before June 6th (sooner the better). Written comments may also be sent directly to the City Planning Commission per their policy.

Please do not hesitate to let me know if you have any questions on this matter.

—
Matthew Glesne, Housing Planner
City of Los Angeles Department of City Planning
Policy Planning and Historic Resources Division: Citywide Unit
200 North Spring Street, Room 667, Los Angeles, 90012
matthew.glesne@lacity.org | 213.978.2666



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

Jonathan Litvack <jonathan.litvack@sheraton.com>
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Tue, May 3, 2016 at 11:03 AM

Dear Clerk Dickinson,

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

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

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

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

Sincerely,

Jonathan Litvack
711 S Hope St
Los Angeles, CA 90017



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

leon young, Sr <leon.young@whotels.com>
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Tue, May 3, 2016 at 11:02 AM

Dear Clerk Dickinson,

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

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Sincerely,

Leon Young
6250 Hollywood Blvd
Los Angeles, CA 90028



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

Phil Baxter <phil.baxter@westin.com>

Tue, May 3, 2016 at 11:03 AM

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

Dear Clerk Dickinson,

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

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Sincerely,

Phil Baxter
5400 W Century Blvd
Los Angeles, CA 90045