



14-1635-S2

December 7, 2015

Dear Councilmember Koretz:

As an owner of small family Thai restaurant called Emporium Thai Cuisine, I'm writing this letter in support of Airbnb that bring visitors to our local community in Westwood. I've been managing Emporium Thai since 2000 and I know we rely heavily on these visitors. I strongly feel that Airbnb and other home sharing service allow visitors to have more choices when they want to visit Los Angeles. Those visitors who prefer to stay in a home rather than in a hotel will use these services and they are bringing more business and dollars to our local community.

My restaurant is just right by Westwood and Wilshire which attracted visitors from all over the US and around the world. These visitors will typically come visit local businesses and Emporium Thai has been benefiting directly by this. I always appreciate the recommendations Airbnb and local hosts provides to their customers.

I truly hope you will continue to support the local community and small businesses like us by not limiting Airbnb to operate. We should welcome these visitors by allowing more choices for staying so they will refer their friends and family to come visiting our community more and more.

Thank you for your time and consideration.

Best Regards  
John Sungkamee  
Emporium Thai  
1275 Westwood Blvd.  
Los Angeles, CA 90024  
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November 17, 2015

LAX Coastal Chamber of Commerce  
9100 S. Sepulveda Blvd., Ste. 210  
Los Angeles, CA 90045

Attn: Christina V. Davis

Christina,

We at the Los Angeles Short Term Rental Alliance (LASTRA) have read your letter to the Los Angeles City Council in detail regarding Council File 14-1635-S2. We understand the LAX Coastal Chamber of Commerce has been in support of the new shared economy and do agree with you on the ideas of registration and taxation and are open to negotiation of a registration fee.

Our economic impact study shows as much as \$30 million a year can be generated in Los Angeles through Transient Occupancy Taxes (TOT) and additional taxes should not be the burden of short term rentals. We advocate, that these taxes go toward helping the affordable housing crisis in Los Angeles by applying them to underfunded trust fund. Mayor Garcetti has, on a more limited level, echoed this sentiment.

We are also a strong proponent of responsible management. LASTRA supports good neighbor practices. These include notifying neighbors that a home is a short term rental as well as requiring contact information on who to call if an issue arises regarding the rental. Some cities are now requiring signs be posted in front of the rental providing that information. We feel that may not be in the best interest of the neighborhood, as it may bring in an unwanted element of crime when the home is not rented.

As far as neglectful owners, unfortunately there is always a rotten apple or two to spoil the bunch. In Los Angeles, most safety requirements are already law. Smoke detectors, carbon monoxide detectors and fire extinguisher requirements are all part of current law. We are happy to comply with laws that are reasonable and logical. A hotel and a short term rental, whether it be a room or an entire home, are not the same. We should

be able to agree on reasonable regulations that ensure the safety of the guests and the host in a smaller dwelling.

The Chamber says there should be health inspections of short term rentals. We feel there is a limit on inspections. It is ridiculous someone should have to have a health inspection on the kitchen in their own home. You also state there should be appropriate wages paid to employees of short term rentals. Most of our membership pays their employees higher than hotel wages, even higher than living wages in Los Angeles.

Where we differ is on the idea short term rentals are taking a toll on neighborhoods. According to figures from Airdna, the average days a place is available for short term rental in Los Angeles is 144 days a year. This cannot be a greater drain on police and fire than someone who is living at home 365 days a year. It is a help to a neighborhood, as it is less of a drain on infrastructure.

We welcome further dialog with you on this growing segment of the economy.

Sincerely,

Robert St.Genis  
Director of Operations  
Los Angeles Short Term Rental Alliance (LASTRA)  
[Robert@la-stra.org](mailto:Robert@la-stra.org)

