

Mauro F & Nohemi Gutierrez
113400 Glenoaks Blvd
Sylmar, Ca 91342

Email: mayor.garcetti@lacity.org, matthew.glesne@lacity.org,
cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org
councilmember.fuentes@lacity.org

CC: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

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

My wife Mimi and myself have been real estate brokers for the last 40 years. While the market has made changes; we have no pensions, no savings and no energy to start all over again. We mortgaged our home and two other rentals in 2007 and now we owe three mortgages as second loans, a total of six mortgages that are high, subject to change, and interest only. We are in the age of retirement and cannot yet retire, whereas our rentals would be our retirement.

While real estate has slowed down, our financial situation has been hard since we both have health problems. We didn't have health insurance until we turned 65. Our son helps us greatly with the property we have offered through Airbnb. He lives on the property and travels often. When he's home, he takes care of the property's administration, however the interest rate of this property will change again in two years and we have struggled with the payments due to past tenant's situations.

We are very happy to be able to host and help travelers. With Airbnb, travel planning is easier and inexpensive. A family from another country can visit because they're saving a large percentage in lodging. We have had the most respectful, responsible, and considerate guests. Recently, we had guests from Porter Ranch stay with us due to the gas leak dilemma.

Businesses and restaurants gain an economic benefit from the tourists we bring into Sylmar. We believe the city should get involved, however we want travelers to travel with ease and continue to flourish our local businesses.

However, the proposed regulations are uncomfortable. These limitations will affect my ability to host and will result in a loss of income for hosts and businesses owners. The city should work with Airbnb to make great new changes while continuing to welcome people to visit our area. Home sharing has given us a sense of pride and we want that to continue.

Attentively,

Mauro Frank Gutierrez & Nohemi "Mimi" Gutierrez
818 356 6879



Sharon Dickinson <sharon.dickinson@lacity.org>

**CF#14-1635-S2 The council file number: CF#14-1635-S2 planning commission
file number: CPC-2016-1243-CA**

1 message

Ann Marie Milberg <annmarie.milberg@gmail.com>

Mon, Jun 6, 2016 at 7:45 AM

To: mayor.garcetti@lacity.org, councilmember.blumenfield@lacity.org, matthew.glesne@lacity.org,
justin.wesson@lacity.org, cpc@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far.

I am a divorced mother of three boys (one a foster son who I have raised since the age of 14 and is now 22 y/o and aged out of foster care and I no longer receive a stipend for). I work as a waitress in a senior living community earning only \$15 an hour. The income I receive from renting rooms allows me to remain in my home and pay my expenses. Without that income I would most likely be homeless as I could not afford to rent anything on my income.

Similarly the majority of guests that I have hosted include:

- A single mom with a young child who had no family that could help her and she was unable to afford her own apartment.
- Several divorced men who could not afford to rent an apartment because they had to pay child support.
- Young couples who came to California looking for work and could not afford to stay at a hotel.
- A couple visiting their dying grandfather and could not afford to stay at a hotel.
- Students who wanted to visit LA but could not afford hotel rates.
- Traveling nurses who could not find decent affordable short housing.

These are just a few of the types of guests that I have had an opportunity to host.

I beg you to please reconsider putting a 90 day cap on the amount of days a host could rent rooms. Please consider the very high cost of living in the State of California. Without the ability to rent rooms in my home year round I face homelessness. Please consider the number of people this proposed ordinance would affect. We should be trying to correct the homeless problem in this state rather than contributing to it!

Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you.

Sincerely,

Ann Marie Milberg



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2 Please review your Airbnb Policy

1 message

Merilyn Lopez <merilyn.a.lopez@gmail.com>

Mon, Jun 6, 2016 at 10:12 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.cedillo@lacity.org, councilmember.ofarrell@lacity.org

Greetings,

I am writing regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA) that would impact Airbnb host. In particular, I'm writing regarding the 90-day restriction.

I live in Echo Park and rely on Airbnb to pay my rent. As it is living in LA has become very expensive to live and afford, and this is coming from a native Angelino. Gentrification has made our city that was once known to be very dangerous to now one of the hippest places to live, but along with the wonderful clean up of the city the cities living cost has also risen.

I have been following the update of the Los Angeles Laws regarding Airbnb and quite honestly I am concerned. I understand that there are a mix of individuals who own multiple homes or rent multiple homes and Airbnb, there are those who live in apartments without landlords permission. But withing the mis there are people like my self who live in a dwelling and use Airbnb with our landlords permission to pay rent, and still have enough to pay for groceries, student loans, car insurances, health insurance, bills, specifically water bills that we all know have also become very expensive.

Restricting Airbnb host that rely heavily on Airbnb would be DETRIMENTAL!

As a resident of Los Angeles I ask you to please hear us out, please understand the importance of Airbnb and reconsider your restrictions.

Best Regards,

Merilyn Lopez

 **Merilyn Lopez Planning Letter.docx**
84K



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Neel Parekh <neel@maidthis.com>

Mon, Jun 6, 2016 at 10:23 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.bonin@lacity.org

Hello all,

Hope you are doing well. Thanks for the draft ordinance for short-term rentals....I think it's a step in the correct direction for sustainable solution. I have a few concerns about the ordinance which I would like to quickly voice.

I have a small business that is focused on cleanings for short-term rentals. My cleaners, many of whom are single-mothers, depend on the income from cleaning short-term rental homes to support their families. Many of these cleaners love the flexibility that short-term rentals offer with their schedule...quite a few of my cleaners are completing school and luckily can plan their work schedule around this. Most of them simply want more time with their family.

Limiting short-term rentals to 90 days a year would be absolutely detrimental to these families. Most of these cleaners worked for hotels prior to doing short-term rentals, which did not allow any sort of flexible schedule at all. These cleaners need 1) the income from cleaning short-term rentals to support their families, and 2) the flexibility it allows in order to further educate themselves or spend time with their families. Limiting short-term rentals to 90 days a year would cause a lot of these cleaners to lose work and they would have to go back to the hotel industry (meaning far less time to further their education or spend taking care of their children).

Again, I am all for some sort of reform to ensure everyone is happy. However, I know that what is being proposed at the moment would be harmful to my cleaners' families so I am hopefully we can come to a more sustainable solution for all.

Thank you!

Neel

The council file number: CF#14-1635-S2

The planning commission file number: CPC-2016-1243-CA

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Neel Parekh

E-Mail: neel@maidthis.com

Direct: (562) 536-8122

MaidThis
Cleaning Service



(855) 971-6243



Sharon Dickinson <sharon.dickinson@lacity.org>

Pro Home Sharing, Citizen Comment CF#14-1635-S2

1 message

Constantine Vlahos <vlahos@sbcglobal.net>

Mon, Jun 6, 2016 at 10:28 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, david.ryu@lacity.org

- council file number: CF#14-1635-S2
- planning commission file number: CPC-2016-1243-CA

Dear Mayor Garcetti and Los Angeles City Council members Ryu and Wesson, et all,

I understand that the L.A. City Council is in discussions about how to regulate “home sharing” in the city of Los Angeles. I would like to share my perspective as a homeowner who has been renting out his guesthouse on a nightly basis for over 7 years.

I don't rent out a room in my house to make “extra money” or because I'm “greedy”. While I have had a positive experience and met many wonderful people over the years, I would rather live in privacy than share my home with strangers. I rent out a room in my home to survive. I don't have extra money to eat in restaurants or go on vacations. I make just enough to eat and pay the mortgage. I have been able to keep my home, which I mostly built myself.

I first started renting out my guesthouse in January 2009 in a desperate attempt to stave off financial ruin. I had been renovating homes in the Los Feliz neighborhood and selling them but got caught in the financial collapse of 2008. That business is now impossible for me to continue because I can no longer secure bank financing. In fact, most people who used to be in the renovation business can no longer compete with banks because the banks now offer cash, renovate the homes, and then sell them. Ironically, it is the very institutions that caused the financial crisis in 2008 through their mortgage lending practices that have now taken over the residential home renovation business in Los Angeles.

Like many people, I cannot even get a mortgage because of the congressional laws that came into effect in response to the financial crisis. The result is that I am stuck in my old higher adjustable-rate mortgage. I live in fear of raising interest rates, which would substantially raise my mortgage payments. Today it is practically impossible for any self-employed person to get a mortgage.

Against that backdrop, I would like to outline the many economic benefits to the City of Los Angeles from my Home Sharing. Here are a few:

- 1) I collect and remit to the Office of Finance \$15,000 per year in Transient Occupancy Tax each year.
- 2) My guests rent a room and have no access to a kitchen. Therefore they eat out in local restaurants every day--mostly in the Los Feliz and Silverlake neighborhoods.
- 3) My guests always rent a car and there are no parking issues on my street.
- 4) My guests come from all around the world and they like to shop when they are here on vacation. I see the shopping bags that are left behind and assure you that they spend exorbitant amount of money in LA shops.
- 5) Home beautification is paramount to my success as a home-sharer and it also makes me the best kind of neighbor. By continually investing the money I make back into my property I not only improve ratings and increase bookings but also

enhance my neighborhood's value and curb appeal. This is not like erecting a dry cleaner or gas station or anything that would detract from the beauty of the neighborhood. Quite to the contrary I have made many landscaping and home beautification improvements over the years that I could not have initiated without the money I make by home-sharing.

6) Home-sharing creates positive Los Angeles tourist experiences. When I was younger, I made many trips to Europe and stayed in family homes. It is commonly done in Europe and the rest of the world. Students learning foreign languages often times live with a local family to round out their foreign immersion experience. Home-sharing in Los Angeles allows tourists to see the city from the perspective of the natives. They like what they find! They would never get this "feel" for Los Angeles by staying in a hotel. This reflects well on the city. It humanizes the city and makes a big sprawling city more people friendly.

7) My property, like many homes in Los Angeles has a history. The director James Whale lived in The Villa Sophia when he made his cult classic films "Frankenstein," "The Invisible Man" and "Bride of Frankenstein" in the 1930's. They made an Oscar winning movie about him called "Gods and Monsters" starring Sir Ian McKellan in the lead role. Tourists are delighted to get a little Hollywood glamour in their accommodations. The Chateau Marmont sometimes actually refers their guests to The Villa Sophia if they are looking for what we have to offer. Le Petite Hermitage and other hotels have also referred their guests to us in the past.

8) I only permit 2 guests. Two additional persons on this huge estate certainly does not cause a strain on environmental resources. It is actually more ecologically sustainable to share my home with two other people than to stay in this big home by myself.

9) I advertise as a Honeymoon Destination. The Villa Sophia is a destination type property. I am attracting tourists to Los Angeles who may have otherwise decided to go to another destination for their honeymoon. This is therefore added economic activity that the city may not have otherwise gotten.

In response to complaints that short-term renters disrupt neighborhoods, I have never had a single complaint by my neighbors in 7 years. People who stay in my home—and there are only ever two—are greeted by me upon arrival and have interactions with me until they leave. These guests don't make noise or cause destruction of the neighborhood. To the contrary they are on their best behavior because they know that they are in my home. They are super respectful of me, my property, and my neighborhood. It is a very different dynamic from a hotel guest who never meets the owner of the hotel and only has contact with the front desk.

I am happy to pay a transient occupancy tax and support legislation that would make this tax a requirement of all home-sharers. I also agree that people should not take units off the market for short-term rental purposes but please don't create a one-size-fits-all law that would prevent travelers from experiencing The Villa Sophia and cause me to lose my home. Home-sharing is allowing many Angelenos to weather tough economic times. Home-sharing is healthy and positive socially, economically, and ecologically for the city of Los Angeles.

Sincerely,
Constantine Vlahos



Sharon Dickinson <sharon.dickinson@lacity.org>

STR ordinance

1 message

MS <bigsurcoastre@gmail.com>

Mon, Jun 6, 2016 at 11:25 AM

Reply-To: mistar99@gmail.com

To: mayor.garcetti@lacity.org

Bcc: sharon.dickinson@lacity.org

I'm not going to give you a sob story.
I'm not going to beg to be given my US Constitutional Rights.

The Short term rental ordinance that is coming before you is in direct opposition with the constitutional rights of a homeowner and preserving communities within this beautiful city.

If you want to target the large corporations that have been buying apartment buildings and turning them into small hotels, this is not the ordinance that will do that.

It will however open up the city to a class action law suit since "taking" homeowner income is a constitutional offense.

This ordinance will mainly hurt your constituents that rely on the income that home sharing provides & it will actually hurt the very communities that large hotel chains would like us to believe this ordinance protects.

Neighborhoods in LA will not go back to cozy communities if this ordinance is passed.
That ship has sailed. Real estate value is too high.

Instead, this ordinance will prevent homeowners from keeping their homes & neighborhoods will become a morgues of vacate million dollar homes owned by foreigners.

The world is a different place.

We all know that the only reason this is even on the table is because the large international hotel chains and their Unions are losing money.

Do you really want this beautiful city run by international chains & organized unions??

Allow LA to be the model city that shows the country and the world how a true sharing economy works by creating community & empowering homeowners.

Target the abusers, protect the homeowners.

Thank you.