



Sharon Dickinson <sharon.dickinson@lacity.org>

Public Comment on CF#14-1635-S2

1 message

Chris Hartman <christopher.hartman@gmail.com>

Sun, Jun 5, 2016 at 10:36 AM

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

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

RE: Council file number: CF#14-1635-S2; Planning commission file number: CPC-2016-1243-CA

To Whom It May Concern,

Responsible hosts contribute to neighborhoods, increase foot traffic, bring eyes to the streets and patronize nearby businesses. These are all attributes of neighborhoods that we not only want to support, but increase. Visitors inspire us, compliment us, remind us how beautiful our neighborhoods are. We should not close our doors to those who wish to get to know us better. This is the power of home sharing.

We have been hosts on AirBnb for two years and it has been critical for us in being able to continue to live in Los Angeles long term. Two years ago when the technology company I worked for went out of business, we struggled to maintain enough income to stay in our home and keep our daughter in pre-school. Hosting on Airbnb allowed us to bridge the gap and stay on our feet until I was able to find a new position. At first we were nervous about letting strangers into our home because we have a child, but over the past few years, we have hosted people from all over the world, and it has been an extremely important aspect of our lives. Airbnb's platform protects hosts and guests and provides a method of home sharing that is based on trust. If sites like Airbnb are too restricted, guests may be forced to find accommodation in a shadow economy, which is less safe and doesn't allow the city to collect the occupancy taxes it is due.

We are primarily concerned with 3 aspects of the home sharing ordinance as currently drafted.

1. The 90 day limit.
2. Over-regulation of a thriving industry.
3. Privacy and safety.

As the primary occupants of our home, we share our extra room while we are present. One of the main benefits of home sharing is that we can decide when we wish to host and when we do not. By implementing a 90 day cap, we, along with all other hosts, would need to quantify which days of the year would be the most popular in order to make up for the nights we are no longer able to share. This will cause a dramatic shift such that hosts will be holding out for peak seasons where they can charge the highest possible nightly rates. It follows basic market economics that people will use their 90 days on the peak tourist days of the year, creating a situation where guests will have trouble finding available rooms during non-peak seasons, and will end up paying more because the inventory is potentially cut by 75%. If there are fewer rooms and higher prices, will this encourage more tourism in Los Angeles? Is this the best way to increase revenue from occupancy taxes?

We are also concerned about the effects that a reduction of nightly rentals will have on the services economy that hosts participate in. For example, the people we hire to clean our room would have up to 75% less business, and the local businesses in Venice that our guests patronize would also be reduced. Magnify this across Venice, or the City of Los Angeles at large, and the daily cap will have a profound impact on local neighborhood businesses and at-risk workers the most. It is not simply that guests will stay in a hotel instead of a home share. There are not hotels in the areas our guests want to stay. The businesses in our neighborhood are not near the hotels and nearly all the hotels near Venice are either in Santa Monica or Marina Del Rey. The rates at these hotels are also beyond the budget of the travelers we host. This revenue to our local economy will not be moved, it will be LOST.

We are also concerned about the increased bureaucracy related to the registration process. While we understand the interest of the city in ensuring that occupancy taxes are paid, let's make sure the process encourages participation and allows for the city to generate its fair share of revenue. We are very concerned that if the process is too complex, or is too invasive, that people will choose not to participate at all. It will be critical that existing hosts properly pay their occupancy taxes for home sharing in Los Angeles to succeed. A cumbersome, invasive and bureaucratic process may push hosts into a black market, away from major sites, putting both hosts and guests at risk. This is the worst of all possible scenarios.

Finally, given recent security breaches at all levels of government, we are concerned about our privacy and safety. Please allow the companies we manage our bookings with to pay the occupancy taxes directly to the city without requiring them to hand over personal information about hosts to the city where it may fall into the wrong hands. Not only does this provide greater security over our private information, but it also increases the likelihood that Los Angeles will receive its due funds, while decreasing the administrative costs of collecting the funds directly from residents.

After being affected by security breaches at two health insurance companies, UCLA and the federal government, I am concerned about my personal and financial information falling into the wrong hands, especially if my family's safety may be put at risk if it is leaked. We wish that information about who we host, how many nights and other details remain with the company we book through. Any breaches of privacy may then be handled directly with Airbnb or other platforms according to existing legal protections.

Home sharing has been happening as long as people have needed a shelter. It will continue to occur everywhere on earth, regardless of what this council or any other government adopts. We strongly urge the council not to over regulate and push this economy into the shadows, please support the safe and responsible economy that Airbnb has helped to create in our city.

Support a plan that encourages responsible hosts, supports tourism and local businesses who depend on our guests, and invites people from all over the world to live among the residents of Los Angeles. If even for a few days, let them see what Los Angeles is, and who we are, from the doorsteps of our homes and the views from our sidewalks.

Sincerely,

Chris Hartman
Venice, CA



Sharon Dickinson <sharon.dickinson@lacity.org>

Letter in support of home sharing, re: CF#14-1635-S2

1 message

JOHN Charles MEYER <john@johncharlesmeyer.com>

Sun, Jun 5, 2016 at 2:41 PM

To: councilmember.ofarrell@lacity.org, 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

To: Los Angeles City Councilman Mitch O'Farrell et al

Date: June 4, 2016

Re: Home-Sharing, Council File #14-1635-S2, Planning Commission File #CPC-2016-1243-CA

To Whom It May Concern,

I bought my house in the Melrose Hill neighborhood more than seven years ago, and spent several years in it as a bachelor. In that time, I installed (properly-permitted) solar panels and a new heating system, and helped out my neighbors with some repairs and upgrades of their own.

I got married in 2014, here in LA. My wife would have moved into my cozy 1BR bungalow with me if not for the fact that she cares for her 81-year old mother. With three of us under one roof, a larger home was a necessity. I wanted to hold on to my little bungalow if possible, but a long-term tenant was not a workable solution for various reasons. AirBNB allowed me both the flexibility to occasionally use the bungalow for visiting family, and to net enough above the monthly upkeep costs to allow me to float two mortgages simultaneously. In doing so, I am paying nearly \$10,000 in annual property taxes on two small homes to the city of LA, along with transient occupancy taxes via my short-term guests at the bungalow.

I feel that it is worth noting that my rental house's exterior has been maintained to a much higher standard as a short-term rental than it ever was when I was living in it. Also, I leave my guests with detailed recommendations for nearby bars and restaurants, generating more business for Mom 'n' Pop establishments in the immediate vicinity than I was ever able to give to those establishments myself. Ergo, AirBNB has caused me to *improve* my neighborhood more than I had done as an owner-occupier, rather than having the opposite effect. The icing on the cake is that I am meeting interesting people from all over the planet, and showing them a bit more of "real Hollywood life" than they're likely to find in a sterile hotel room.

While it may be true that some kinks need working out, it seems to me that the "sharing economy" is the direction of the prevailing winds. When choosing between spitting into that wind and creating a mess, or hitching a ride with the wind in the form of considerable additional tax revenue, it would seem to me that the latter is the city's prudent course of action. I hope that you will come to the same conclusion.

Best,

John Charles Meyer

Los Angeles AirBNB host



Sharon Dickinson <sharon.dickinson@lacity.org>

Ordinance on Short Term Rentals in LA CF#14-1635-S2

1 message

Warren Hansen <whansen1@mac.com>

Sun, Jun 5, 2016 at 8:12 PM

To: councilmember.bonin@lacity.org, 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

Dear Council Member Mike Bonin and the City Planning Commission,

Thank you for drafting a home sharing ordinance. Sharing my primary residence on AirBnb has been a wonderful experience and helped me make my house payments in Los Angeles. I work in TV and Film and that work is seasonal. Sharing my home has helped fill in the gaps in my income and allowed me to keep my home through some very slow periods. I also have helped local businesses by sending the guests who stay at my house to local spots to eat and shop.

I would like to respectfully air my concern about the 90 day cap on home sharing. That would make my home unaffordable as I now rely on AirBnb income a great deal. I would like to also mention that having the registration run through the home sharing web site we use would streamline the process since all of the information is already stored and available there. Lastly I'm slightly concerned about my privacy as part of this proposed amendment will expose my registration and address to numerous outside offices.

Thanks for hearing me out and I am grateful to be a part of the process.

Sincerely,

Warren Hansen

Airbnb Host

Ordinance on Short Term Rentals in LA. council file number: CF#14-1635-S2. planning commission file number: CPC-2016-1243-CA



Sharon Dickinson <sharon.dickinson@lacity.org>

STR Draft Ordinance Council file number: CF#14-1635-S2

1 message

vanjohnson@att.net <vanjohnson@att.net>

Sun, Jun 5, 2016 at 8:53 PM


Reply-To: vanjohnson@att.net

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

Cc: councildistrict15@lacity.org, Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Council file number: CF#14-1635-S2

Planning commission file number: CPC-2016-1243-CA

 **Ordinance Letter.doc**
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Council file number: CF#14-1635-S2

Planning commission file number: CPC-2016-1243-CA

To Whom it may concern,

I have been an Airbnb host for five years and have been a South Los Angeles resident for more than 50 years. I am very active in my community and I've been a member of my neighborhood council Planning and Land Use Management Committee for the past several years.

A few years ago my mother reached an age where she was no longer able to care for herself and I had to cut back on working as an antique dealer to look after her. In that time, my husband and I converted her garage into a living unit for ourselves so that she could stay in her home and I could be close by to keep an eye on her.

When my mother passed away, we were left not only with an emotional void, but a financial one as well. The income her social security had brought in helped us to pay the property taxes and maintain the home. Without the extra income, we were unable to afford to stay in the home I grew up in.

In desperate to find a solution, we discovered Airbnb and started renting out the main house and my husband and I continued staying in the converted garage. I can't express enough what an impact Airbnb has contributed to my life. In the time that I was caring for my mother, my husband became ill with an incurable cancer called multiple myeloma and the progression of his disease required my full-time attention as his caregiver.

Opening my home to visitors has allowed me to stay afloat and care for my loved ones in their time of need. Without the income I generated from sharing our space, I would have been unable to pay our bills. Even more, I couldn't afford to stay at home and be a caregiver to my husband.

My husband as since passed away and I am eternally grateful that home sharing allowed me the opportunity to spend as much time with him as possible. In addition to having family and friends to feel connected to, I now also have a support system of former guests who are now my friends living around the world.

Being a great host has become a large part of my identity. My guests come from all over and nothing makes me more proud than being able to showcase my neighborhood to travelers interested in feeling like a local. They love that there's a neighborhood ice cream man and say it makes them feel like a kid again, they eat at our neighborhood restaurants and they shop at our corner markets.

My community and neighbors love that I am hosting on Airbnb. In fact one of my neighbors is currently my housekeeper and another one bakes baked goods for my guests!

Please support hosts like me by allowing for clear and fair regulations. I want to address the STR draft ordinance that was written by the Planning Department. There are several parts of the draft ordinance that I do not agree with.

The 90 day cap

I am 62 years old and am currently on a fixed income. I do not have the education and I am not young enough to give me a decent paying job. Especially, a source of income that is as fulfilling as showing international guests the wonders of the North Harbor Gateway area. If we are limited to 90 days per a year, I would no longer be able to afford to live in my home. Airbnb accounts for 60% of my income and I am still finding it a struggle to make a living. The majority of my money goes to home keep, utilities and a neighbor who is a housekeeper. Please reconsider your position on this and allow me to continue to bring tourism dollars to CD15 year round.

Data Sharing

I am very sensitive about my data being shared with the city. As it currently stands there is no guarantee that my personal information will be kept safe. While I am willing to register with the city, I do not believe that I should have to provide the dearth of information requested in the draft ordinance. In addition, I am very concerned about the efficiency of having to deal with two city departments.

Unclear Language

The way the draft ordinance is currently written is very confusing. I am someone who lives in the guest house and shares my main home full time. I am living on the property and would like to continue sharing the main home. There is no definitive determination on how this draft will affect my living situation.

anessa Johnson
25 E 118th Place
Los Angeles, CA District 15 North Harbor Gateway



Sharon Dickinson <sharon.dickinson@lacity.org>

Comments on the proposed Home-sharing Ordinance CF14-1635-S2

1 message

Bertrand FAUROUX <bfauroux@yahoo.com>

Sun, Jun 5, 2016 at 10:34 PM

To: matthew.glesne@lacity.org

Cc: mayor.garcetti@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.harris-dawson@lacity.org, sharon.dickinson@lacity.org, etta.armstrong@lacity.org

council file number: CF14-1635-S2

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

Dear Matthew Glesne,

Thank you for sending out the proposed Home-Sharing Ordinance. I greatly appreciate the opportunity to contribute. The following are a few comments that I would like to submit for your consideration.

I have been renting a room in my house for some time now. With a partner on disability and a child, managing on a single income has been a struggle. We almost lost our home a few years back and the extra income generated by the room rental has been a breather that allows us to look into the future with less apprehension.

I do understand the need for regulation; registration certainly is a good thing. Similarly, paying the Transient Occupancy Tax is totally justified. However my concern is twofold.

1. While I understand the need to prevent multi-unit property owners from converting whole complexes into short-term rental businesses, thus bypassing hotel laws, regulations and other obligations, I don't understand why "real" home-sharers who just rent a room in their primary residences trying to either make a better life for themselves or simply to make both ends meet should be penalized because of the former?

Unlike the multi-unit businesses, we are not subtracting units from long-term rentals (our rooms will remain empty if we are unable to continue renting them on a short-term basis) thus contributing to the housing crisis; we can hardly be held responsible for any nuisance and we are clearly not a threat or competition for the neighborhood's hotels, our average room rates being worlds apart.

Home sharing is a good thing. When polled the vast majority of our guests said they would not go to a hotel, either for lack of budget or for want of a different experience. Most could not afford to come to LA but for the home-sharing offer.

Furthermore I live in a neighborhood where there are no hotels. Home sharing brings some much needed tourism to poorer areas in the city and money to the neighboring shops and businesses let alone taxis, transportation, restaurants and attractions city-wide.

2. My second concern is the 90-day limitation. The room rental is bringing in money that is essential for my family to survive. It helps pay the mortgage and keeps us in our home. It would be unfair to penalize the little home-sharing hosts while hotels are allowed to operate 365 days a year. We are not tapping into their clientele but simply attracting a new (very low budget) one that would not come to LA otherwise. The argument that hotels are suffering is debatable as they had a record year in 2015 and their results are still growing steadily.

The ordinance's call for registration and limitation of short-term rentals to owner occupied only primary residences will address most of the concerns about the housing crisis and increased nuisance. The 90-day limitation, however, will only penalize the many hosts, residents of the city of Los Angeles and infringe on our

rights and freedom.

I therefore most respectfully implore you to reconsider and eliminate the 90-day limitation.

Thank you very much for taking the time to consider my comments.

Sincerely,

Bertrand Fauroux



Sharon Dickinson <sharon.dickinson@lacity.org>

Response to Draft Ordinance on Short Term Rentals in LA CF#14-1635-S2

2 messages

Teri Zakzook <teri.zakzook@gmail.com>

Sun, Jun 5, 2016 at 11:05 PM

To: Cpc@lacity.org, Planning@lacity.org, matthew.glesne@lacity.org, mayor.garcetti@lacity.org, justin.wesson@lacity.org, councilmember.we3sor@lacity.org, councilmember.bonin@lacity.org, paul.koretz@lacity.org

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

Subject: Draft Home-Sharing Ordinance CF#14-1635-S2

Los Angeles City Council file number: CF#14-1635-S2

Los Angeles Planning Commission file number: CPC-2016-1243-CA

Dear members of the Los Angeles City Council and the Planning Commission,

I'm writing to express my reservations regarding the excessively restrictive provisions in the draft Los Angeles Home-Sharing Ordinance.

I continue to be a strong supporter of fair and clear legislation in support of home sharing and short term rentals for our Los Angeles community. I believe that fair Home-Sharing legislation would allow residents to responsibly manage short term rentals at their primary residences, and allow hosts and guests to continue to contribute to greater Los Angeles's overall cultural and economic growth.

Further, I strongly support clear safeguards, assuring neighborhood safety, respect and privacy, and affordable housing.

For these reasons, I am compelled to share my deep concerns about elements in the draft ordinance which may be costly, inefficient, labor-intensive, and have burdensome, demanding, time consuming, unclear and unfair ramifications for honest home share host residents and their guests.

Points of concern are many,

examples of which include the following:

Home Sharing Registration, Expiration and Renewal:

As described in the draft ordinance, my understanding is that the registration process appears to put undue demands on resident hosts, requires interaction with multiple agencies, and would incur costs for the city.

Prior to presenting a redrafted ordinance, it would be both efficient and economically beneficial to provide for the development of a centralized and streamlined online Home Sharing platform, which allows efficient and timely online registration, payment, approval, renewal – and other actions. This will provide enormous cost savings for the city; and for honest resident hosts, avoid registration and renewal complications and undue delays, which in effect result in unfair actions.

Prohibition that no Person shall operate Home-Sharing for more than 90 days each calendar year:

With compliant host registration, fees and taxes, the draft ordinance provision for limited and finite number of home-sharing days per calendar year is unfair, constraining and discriminatory to resident hosts and the freedom of guests.

My family and I have hosted short term guests at our primary residence, while consistently being responsible to assure safety, privacy and respect of our neighbors, local neighborhood and community. As a recently retired single mother of twins, the financial benefit of short term rentals assists me in covering essential college tuition and expenses for my children.

As important, guests have allowed me to welcome them to my community and share my local referrals, which introduce them to local schools, businesses, professional services, farmers markets, groceries, restaurants, shops, museums, scenic beaches, bike rides, California National Parks and nearby destinations, as well as entertainment venues – including recitals held in local churches to community theater, movie theaters, Disney Hall, Staple Center, Rose Bowl, First Fridays in Venice, and seasonal community festivals.

Thank you for considering important revisions to the draft ordinance,

in order for the Los Angeles Home Sharing Ordinance to be effective, fair and clear in support of home sharing and short term rentals for Los Angeles residents and our greater community.

Sincerely,

Teri Zakzook

Teri Zakzook <teri.zakzook@gmail.com>

Sun, Jun 5, 2016 at 11:14 PM

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

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org

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Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Pina Anna-Grace De Rosa <Pina@gratitudeinternational.com>

Sun, Jun 5, 2016 at 11:35 PM

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

Cc: matthew.glesne@lacity.org

Hello Sharon, Etta & Matthew,

Thank you for taking care of this draft ordinance. By trade, I am a TEDx speaker on date rape and sexual assault prevention on college campuses. I am also an Airbnb SuperHost with 97% 5-star reviews, and my name is Pina De Rosa. Like 80% of people on Airbnb I'm a single family home owner. I've owned my house in NOHO for 13 years.

I attended the DTLA hearing and I am following up respectfully submitting my thoughts for consideration. First off thank you for the creating a space where equitable regulations can arise. While I definitely support the TOT, I do not support this 90 day cap as it would severely restrict my ability to contribute to society:

How? After 2008 I would have lost my home, I am deeply grateful to Airbnb for its huge help! I'm a responsible SuperHost, always sending my guests to local mom & pop businesses that I recommend to them - businesses such as Aroma, and Que Rico, that they would have not gone to without a local's recommendation. Most of my guest are honeymooners, college students, and self-employed young folks who use Airbnb as the would not have had the budget to use a regular hotel, and they are actually adding to the influx of cash in our neighborhoods. I always ask my guests how they found me, and they always say the price range and the proximity to Universal Studios and Hollywood. I can relate as 2 years ago I wanted to spend New Year's Eve in Miami and the hotels were all above \$200-\$300/night and I would have not been able to, by any stretch of the imagination, make that trip happen. But when I searched for an Airbnb single room, for 4-5 days, that total was less than a night stay in the hotel, which then prompted me to travel to Miami, spend money on the rental car, local restaurants, tourist attractions - money that I would have never been able to spend otherwise as I would have not traveled to Miami had it not been for Airbnb. I did the same in Indianapolis, Washington DC, Missouri, NYC and several cities overseas as well. I can totally understand why my guests are booking my Airbnb and spending more money in our beautiful city of Angels.

But, this is not about me, Airbnb not only helps our city growth, it helps humanity:

How?

1 in 2 men are affected by cancer and 1 in 3 women affected by cancer - we all know someone who has died cancer. What does that have to do with Airbnb rental year round? The cancer detection dogs that you can see on www.SniffingOutCancer.com are trained detect cancer earlier and with greater accuracy than any medical equipment, even at stage 0 & 1 these pups are literally saving lives!!

Like you, Not a lot of people are aware of that fact yet, even though theses studies have been

published in medical journals for years.

The year round airbnb income has helped me in the self-funding of the Cancer detection dogs documentary, which is literally helping saving lives. Not being able to do that year round last year would be a huge negative impact in my ability to be a contribution. In fact, with Airbnb year round, last year it also afforded me the opportunity to write a book which now helps college students with date-rape awareness and & sexual assault prevention (THE most underreported crime on college campuses)

The limitation to 90 days is a major concern for me. What is the reasoning behind Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year?

Several times I have had to call the cops on my neighbors because of their yelling and loud fighting and the wife saying "I'll kill you!" - their landlord is never on the premises and we are the ones that are negatively impacted by that. Somehow trying to limit the amount of days we can have a 5-star guest (with a 5-star host) who are spending good money in the neighborhood seems all backwards, no?

I am all for the regulations of apartment buildings - but the main homes that we live in, the ones that are our primary residence, that have an additional small guest room (mine is about 200sqf)..that primary residence with a responsible host and 5-star guests, if those (my) home would be limited to 90 days/year, I would absolutely lose my home as I would lose the essential income that has allowed me to pay my mortgage and live in my beloved home. Being an Airbnb host is a key job for me - it allows me to employ gardeners and housekeepers that I would otherwise have to let go.

With hotels in LA having a record revenue year in 2015, why not let them thrive, AND let us the responsible hosts thrive too? Especially when a responsible host is in compliance with ALL the requirements of this ordinance, there should be no limitation.

I make it my job, before even accepting guests, that I only allow respectful guests in my home (I wish the landlord next-door would do the same so I would not have to call the cops for their nuisance violations). By implementing the 90 day violation, LA would lose great additional guests (like Miami and all those other cities would have lost me), guests who add tourism dollars and a hugely valuable tax revenue to our beautiful city of Angels.

Taxes and regulations, yes. 90 day limitation, I implore you, please no.

Thank you kindly for considering my input. I really appreciate this opportunity to contribute to our beloved and beautiful city.

In partnership,
Pina De Rosa