

**Proposed Home Sharing Ordinance: File #14-1635-S2**

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Jane Goichman

Feb 6, 2018 12:18 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Members of the PLUM Committee:

Once again, I urge you to vote against any ordinance for home sharing unless it provides for only home-hosted transient occupancy. I live in the Lake Hollywood area. Last summer the home across the street from me was sold and now is used exclusively for non-home hosted short term rentals. The home is an investment, and no one lives there except when it is rented out for short term rentals. I have never met the owner of the property. The reasons for my opposition to anything other than home-hosted short term rentals include the following:

1. Residential neighborhoods should not be turned into hotel districts. Those of us choosing to live in apartments, condominiums or single family areas, which are residential neighborhoods, should not be required to live in commercial areas where we do not know our neighbors. If we want to live in lively, commercial areas, we can select such areas as our residences but we should not be forced by the city to live with mini-hotels in non-commercial residential neighborhoods. Home hosted sharing is distinctly different from non-hosted sharing, because the hosts live in the neighborhood and presumably do not want their visitors to disturb the peace and quiet of the area. In this regard, the Planning Department's report suggests that Santa Monica, the direct competition for short term transient occupancy, does not permit non-home hosted short term occupancy. So why should Los Angeles?

2. Non-home hosted short term rentals have little or nothing to do with affordability. If the landlord can afford to invest in a residence in which she or he does not live or in which the landlord lives only for portions of the year, then the residence seemingly is an investment and not a residence for which the landlord needs extra income to pay the rent or mortgage.

3. As noted in an earlier letter, if the city needs more residential space for visitors, then it should encourage the construction of additional hotels. The construction and operation of such hotels leads to additional job formation in contrast to short term rentals of existing units, which provide few, if any, additional jobs in the City of Los Angeles.

4. The Planning Department reports indicate that regulation of short term rentals is at best difficult if not impossible. Certainly oversight of thousands of distinct units is far more challenging than regulating and collecting taxes from a far smaller universe of hotels.

Your job is to look out for the safety and welfare of the residents of the City of Los Angeles. It is not your job to represent Air B&B or similar institutions that impose upon the residents of this city. Please represent our interests and vote against any ordinance permitting anything other than home-hosted short term rentals.

Jane Goichman

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## SHORT TERM RENTALS

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**Andrae Corrigan**

Feb 6, 2018 6:06 AM

Posted in group: **Clerk-PLUM-Committee**

Dear PLUM Committee:

I tried to attend the last meeting and saw the overwhelming number of blue shirted Air B&B supporters. I did not make the cut to speak before your committee, so I am writing.

Please do not let people turn our R1 neighborhoods into hotel districts! I do not oppose owner occupied Air B&B arrangements, but I do not believe people should have the right to buy a home in R1 and then NOT live in it and turn it into a short term rental. This is WRONG. R1 is not for hotels.

A person purchased 3012 Arrowhead Drive, 90068, and it is now a hotel. They have no intention of living in it. They rent it short term. This is a violation of our R1 zoning. We have reported it to the City and nothing has happened. Please stop this!

Andy Corrigan

Cell: 818-749-8633

## short term home rentals

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David Benz

Feb 6, 2018 10:10 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Members of the PLUM Committee:

I am a long time board member of Lake Hollywood Homeowners' Association and have lived in the area over 20 years. Recently, we did a survey of our neighborhood; one question pertained to these type of rentals. Our neighborhood voted overwhelmingly opposed to these rentals. I've copied and pasted the survey question and results below:

*The Los Angeles City Council is currently considering an ordinance that would permit Air B&B to operate in R-1 zoned area if the residence is a primary residence (occupied by the owner at least 6 months per year). The draft ordinance would permit rentals of an entire house or condo without the owner in residence as a host.*

*Board's suggested proposal: The city should not authorize anything other than home-hosted (meaning owner is in residence at the time owner hosts an Air B&B guest) in R-1 zoned area.*

**Pro:** *An owner would be permitted to rent part of a house or condo on a short-term basis (less than 30 days) only when the owner also resides in the rental. In other words only a portion of the house or condo could be rented out, and the owner would have to be living in the rental when a portion of the home or condo is rented as Air B&B. These short-term rental limitations would not apply to longer term rentals.*

*It is assumed that visitors are less likely to become a nuisance to neighbors when the owner is also in the residence.*

**Con:** *If city does not authorize whole house or condo short-term rentals of less than 30 days in R-1 zone, then real estate investors would not be able to rent out full homes in R-1 zone, like our neighborhood, for less than 30 days.*

*Agree with proposal of no non-owner hosted short term rentals in R-1*

Zone       36      

Disagree with proposal       7      

Comments:

- 1. This will bring an element of possible danger of theft, fire and debris from trash.**
- 2. How would it be monitored and/or proved? Need more info.**
- 3. NIMBY – we have worked to hard to allow destruction of our property values**
- 4. My neighbor next door is an Air B&B and we have all kinds of issues with renters, filming without permits, music videos, casting calls, load noise and parties. Needs to end! Too many unknown and not properly vetted people in neighborhood.**
- 5. This should NOT be allowed it will and is ruining our neighborhood**
- 6. NO short term rentals**
- 7. No Transients**

I urge you to vote against any ordinance for home sharing unless it provides for only home-hosted transient occupancy.

Best regards,

David Benz

6446 Innsdale Drive

Los Angeles, CA 90068

213 453 3661

david@vaughanbenz.com

From: <[djmarcbii@aol.com](mailto:djmarcbii@aol.com)>

Date: Tue, Feb 6, 2018 at 10:33 AM

Subject: HOUSING COMMITTEE HEARING LETTER IN SUPPORT OF HOME SHARING. COUNCIL FILE NUMBER: 14-1635-S2

To: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.krekorian@lacity.org](mailto:councilmember.krekorian@lacity.org), [councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org), [david.ryu@lacity.org](mailto:david.ryu@lacity.org), [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org), [councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org), [councilmember.fuentes@lacity.org](mailto:councilmember.fuentes@lacity.org), [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org), [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org), [councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org), [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org), [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org), [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org), [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), [councildistrict15@lacity.org](mailto:councildistrict15@lacity.org)

Cc: [Sharon.dickinson@lacity.org](mailto:Sharon.dickinson@lacity.org), [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)

I am deeply concerned about the proposed ordinance which will devastate my household budget which has become dependent upon home sharing to stay in my home and help me with the upkeep on my property. It was my intention to come to the PLUM meeting today to speak but I will instead be cleaning my AirBnB as I have a guest checking out this morning and another checking in this afternoon.

I am a host in an RSO property which is particularly being targeted by the ordinance. However I dont believe those who are targeting RSO property hosts are recognizing that us owner occupied hosts in RSO properties are ourselves generally the most dependent upon the home sharing income as we often are as cash or income poor as our tenants, we just have property that they dont and are using our most valuable resource to make ends meet in this tough economy. I even use my airbnb income to keep rents down on my other two permanent tenants.

Please consider some of the arguments I have laid out as to why home sharing is not the cause of the affordable housing crisis, nor the solution for fixing it. And by our very nature those willing to go through the time and effort to host are acknowledging that we are willing to take on the time commitments to host, because we have to and are ourselves often on the edge of being in need of a hand up ourselves.

I have laid out a few arguments against the ordinance and have given you my personal story so you can see that home sharing hosts are not the greedy players in this situation, especially those of us in the RSO neighborhoods, but rather are often as concerned about our communities as you are... If only the hotel lobby and wealthy developers who caused and worsen the affordable housing crisis daily had even the slightest concern for our communities or those being left behind by the economy.

Thank you in advance for your time and consideration and for getting this to or briefing the proper people.

Marc Bochner  
[213-921-0971](tel:213-921-0971)

## Short Term Rentals Opinon

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**Richard Pierce**

Feb 6, 2018 10:36 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Plum Committee:

I am writing you today as a twenty-nine year resident of my neighborhood to register my vehement opposition to allowing legal short term rentals in Lake Hollywood Estates in single family homes without the homeowner present and staying in the home during the rental period.

Absentee owners renting out his or her home to short-term hotel like occupants will be detrimental to character of this neighborhood. This is a residential neighborhood; not a business district. I have no issue with legal long term rentals and will only support legal short term rentals if the owner of the single family dwelling is present and staying in the home during the short term rental period.

This is a fair compromise that allows owners to create revenue from their single family home investment while it is protecting my investment in my home, neighborhood and community.

Best

Richard Pierce  
Director/Executive Producer  
6351 Innsdale Drive  
Los Angeles, CA 90068  
323-465-5588 O 323-314-1475 C  
[piercefilms@me.com](mailto:piercefilms@me.com)

## Short term home rentals in Lake Hollywood Estates

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**Joanne Pearce Martin**

Feb 6, 2018 10:50 AM

Posted in group: **Clerk-PLUM-Committee**

To whom it may concern:

We wish to express our extreme concern regarding this issue of short term home rentals such as Air BnB in Lake Hollywood Estates.

We have been homeowners in this area for 20 years. This system has already proven to be a major problem in this once quiet neighborhood, to the tune of all-night parties, loud cars on the streets at all hours of the night, and "renters" total disregard for our neighborhood's residents and regulations. (Screaming & loud music in the wee hours (sometimes OUTSIDE in pools and jacuzzis!), garbage and recycling bins overflowing, left out in the streets for days, for instance.)

In short:

**HAVING AN ABSENTEE OWNER RENTING OUT HIS/HER HOME TO SHORT-TERM HOTEL-LIKE OCCUPANTS IS A DETRIMENT TO THE NEIGHBORHOOD AND SHOULD NOT BE ALLOWED.**

If an owner wants to have a renter, that owner needs to be present and staying in the home during the rental period.

Thank you for your time,  
Joanne and Gavin Martin

6331 Innsdale Drive  
Lake Hollywood Estates, CA  
90068

**Joanne Pearce Martin**

*Principal Keyboards, Los Angeles Philharmonic*

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joannepearcemartin@yahoo.com



Staci Roberts &lt;staci.roberts@lacity.org&gt;

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**Short Term Rental Ordinance Council file #14-1635-S2**

1 message

**Ed Colman** <edcol52@gmail.com>

Tue, Feb 6, 2018 at 11:18 AM

To: councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org,  
councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.bonin@lacity.org  
Cc: Clerk.CPS@lacity.org

My name is Ed Colman.

My wife and I live in Venice and share a room in our home of 35 years as a short-term rental.

I was forced into retirement 5 years ago and we use the income from our guest room to pay our mortgage and our health insurance premiums.

We count on that money to make ends meet *every month*.

We hosts are not a statistic, but diverse individuals each with our own unique life challenges. Many of us share our home for more than 180 days per year and depend on that income to care for our families, pay for medical care, food, housing, and other vital needs.

Imposing an annual limit, as currently outlined, would have disastrous consequences for thousands of people.

I implore you to create a way to allow hosts to share their principal residence without any annual cap. The Planning Commission has reported on various ways to accomplish this and dismissed all of them as being “too difficult” or “too complicated”. They are advocating for a one-size-fits-all ordinance.

*This is about people's lives and livelihood, and requires more than a one-size-fits-all solution.*

Perhaps a grandfather clause for current hosts who can prove they share their principal residences or one of the suggestions proposed by the Planning Commission is the answer. The answer is not to cut our income in half and leave it up to us to figure out how to replace it.

I urge you to find a way to address this vital issue.

Sincerely,  
Ed Colman, Venice



## Regulating Air B&B

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**Cecelia Andrews**

Feb 6, 2018 11:18 AM

Posted in group: **Clerk-PLUM-Committee**

I would like to add my voice to the meeting the LA City Council Planning and Land Use Management (PLUM) Committee will be holding today regarding new regulations for short term home rentals such as Air BnB.

My position is that this type of rentals should only be legal in single family homes when the owner is present and staying in the home during the rental period. There was a time when the term "neighborhood" had a meaning. I bought my home during that time. I feel strongly that having an absentee owner renting out his or her home to short term hotel-like occupants is detrimental to the character of my neighborhood.

Thank you for considering my opinion and the importance of preserving "neighborhoods"

Sincerely,  
Cecelia Andrews  
3136 Arrowhead Drive, Los Angeles  
Sent from my iPhone

**PLUM meeting Feb. 6, 2018 , Agenda item (3) - Item No. 14-1635-S2**

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Jane Taguchi

Feb 6, 2018 12:22 PM

Posted in group: **Clerk-PLUM-Committee**

Feb. 6, 2018

PLUM Committee Members -

My name is Jane Taguchi, a native Angeleno. I feel like I have come full circle. I came to my first PLUM meeting 3 1/2 years ago complaining of an Airbnb vacation house. I had hoped for enforcement which never happened.

Without an ordinance, essentially, STRs are currently illegal in residential zones. By the City accepting TOT taxes, they have opened the floodgate to the huge growth of illegal short term rentals. With the ordinance, the City must think of a way to purge them. And Airbnb must cooperate and help with registration, enforcement, and purging of the illegal units.

I hope that legalizing short term rentals will involve strong enforcement and penalty because up until now, Airbnb has little respect for the laws. And they aid and abet their hosts. As a neighbor, it takes some sleuthing and internet searches to find these Vacation Rentals. Perhaps we need a method to identify them, so that we can make proper reports and complaints to the authorities when the need arises.

We need strict limits that will keep our neighborhoods peaceful, safe and not turn them into vacation zones, which has ALREADY happened in many areas such as Venice, and Playa Del Rey and parts of Silver Lake. Airbnb Hosts need to realize that they cannot make their homes a full time business enterprise especially when they do not live there. And especially not in a rental building. When a security gate key or code is given to vacation renters, that is a security risk.

I've learned that my personal situation is not the worst. There are tenants in apartment buildings being pressured to move out. Professional Airbnb operators buy and convert houses, they get leases to apartments to do Airbnb, and entire apartment buildings have been converted into Short Term Rentals like a hotel.

Neighbors, like me and my neighbors, who complain have been retaliated against. We need some protection against many of these Airbnb type businesses because they tend to be deceptive, and vindictive. They don't want to make nice with their neighbors. We don't even know who, when or what is going on because the Airbnb website is so deceptive.

I love my neighborhood. When I moved in, I did not agree to it being a vacation zone. But a maybe a cap of 60-90 days, will allow people to make extra money and take away the incentive to create commercial operators.

Thank you.

Sincerely,  
Jane Taguchi  
Los Angeles, CA 90039

## Air BnB

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**Cynthia Cobb**

Feb 6, 2018 12:31 PM

Posted in group: **Clerk-PLUM-Committee**

To whom it may concern,

I would like to express my OPPOSITION to non-owner occupied Air BnB rentals in residential neighborhoods. Unfortunately, a few owners/investors have purchased properties in highly desirable cities and neighborhoods and have let their properties become PARTY HOUSES. They have prioritized profit over being a good neighbor and have ruined it for the others who responsibly rent and monitor their homes. Since these investors never live in their homes, they don't care about the effect on neighbors. The sole purpose of these PARTY HOUSES by those renting is to behave in a way that you wouldn't do in your own neighborhood. As you are aware, these homes have become a profit sharing venture for the renters as well, who charge a "cover" for their parties. While the city promises enforcement of penalties, that doesn't reduce the harm that will or has been done. Why help to create unlawful behavior in exchange for profit? Police enforcement and penalty enforcement cost money. It also takes housing off the rental market causing an already short supply to get worse. It hurts the hospitality industry as well. I understand that people would like to take advantage of this new industry but they can do so in their owner occupied homes. BnB is in the name. Bed and Breakfast implies that there is someone to monitor and serve the guest.

Thank you,  
Cindy Cobb  
Lake Hollywood Estates

## Short Term Rentals - 2:30 Meeting today

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JoyceLapinsky

Feb 6, 2018 12:43 PM

Posted in group: **Clerk-PLUM-Committee**

Hello,

It's been brought to my attention that there will be a meeting held today at 2:30 re: Short Term Rentals in our area. I live in the Lake Hollywood Estates, on Tahoe Drive, an already tremendously challenged neighborhood and street in regards to tourist traffic, Hollywood Sign visitors, Lake Hollywood Park visitors, mountain hikers, the pedestrians and cars on Mulholland Hwy and the Lake Hollywood path-walkers.

I strongly oppose AirBnB/short-term rentals when the home owner is not present. I absolutely believe these type of rentals should *only be legal in single family homes when the owner is present and staying in the home during the rental period*. Short-term rentals would bring more careless behavior into the neighborhood, more transients and would be detrimental to the character of our neighborhood overall.

When I saw it put forth for short-term, hotel-type rentals, *without* the owner being present, I was and am astonished, and feel threatened in every way. This would be another negative step in the continuing down-grade of our community and neighborhood. I would feel even less safe, less peaceful and more invaded than has already been the continued track this area has been on, and noticeably just over the past year.

The homeowners who are occupying their own homes in this neighborhood should be able to live here with the logical and reasonable expectation that where we have chosen to live and pay to live will be reasonably protected and supported by the City when given the choice.

Thank you for your attention and consideration.

Respectfully,  
Joyce Lewis

## **Opposition to proposed Short Term Rental Regulation ordinance. My story as a host in an RSO property.**

Hello, My name is Marc Bochner. I am a whole house host in one of the RSO neighborhoods in echo park. While my concerns are many, I'd like to focus on the parts that specifically address my issues as I'm sure others will touch on other problems.

In 2002 I bought a triplex which was a HUD foreclosure. I fully renovated it on borrowed money and took in my first tenants after about 6 months. I brought them in at affordable rates and kept them there even as the 08 crash cost me my restaurant and absolutely all of my savings. In time when my roommate moved out I separated the roommates quarters converting it into its own studio like apartment and listed it as whole house listing.

My purpose in telling this story is to specifically touch on some of the most destructive parts of the proposed legislation 1) RSO owner occupied hosts need help 2) We bring added money into our communities 3) The break even point being considered to justify limiting number of days hosting is unfair to homeowners who host in the homes we live in. 4) Whole house listings aren't always whole homes or apartments.

### **RSO owner occupied hosts often not wealthy and often struggling like our tenants and neighbors. We need to use our homes to make the money we need to stay in our homes and cover proper upkeep.**

As a host in an RSO area I can tell you that I am not a wealthy land baron. I live month to month, depending on all my incomes (rental units, home sharing and other side home based part time businesses) to make ends meet, cover the mortgage and other living expenses. I use my home which is the most valuable asset I have to create a small business that helps me navigate a tough economy and benefit my community as a whole.. The extra income I get with home sharing has allowed me to keep the rents low on my other two apartments having only given the annual increase to my tenants in 3 of the 16 years I've lived here.

Hosting AirBnB is a lot of work, work that only people depending on that income would likely go through, investors are far more likely to go the easy route of renting out the units at the top of the market and not go through the trouble of cleaning the apartment every few days, coordinating with guests checking in and out and all the communication back and forth to make sure the guests stay is as seamless and accommodating as possible. It's much easier to just move in a new tenant and collect rent once a month but for many of us who bought with little money down, we have large mortgages to cover and the rent alone may not be enough to keep us in our homes or living any quality of life.. Lets just be honest about who most hosts are, people who need the extra income and are willing to work our property to get it. hosts in RSO areas are generally closer in income to our tenants than we are with wealthy property owners and developers so legislation that goes after us is throwing hosts living on the edge under the

bus so that somebody can say that they were doing something to help renters living on the edge.

**RSO hosts bring needed income into our communities and open up Los Angeles to many tourists or visitors who simply can not afford hotel prices.**

I have a welcome kit directing my guests to local businesses and restaurants in an area that is mostly lacking any quality hotels or motels for travelers to stay in. I help bring tourists to the area where they spend money and everyone wins. RSO neighborhoods are neighborhoods where the area businesses tend to be mostly mom and pop and need the extra help of an expanded base of consumers to survive and thrive.

**Limits to the numbers of days we can host is unfair to hosts who need more income on our properties. We go through the trouble of hosting not for greed motives but rather for survival or to carve out any quality of life for ourselves.**

Why are we being punished for not being rich enough to afford to keep only permanent tenants in our units? If you limit the number of days we can host to what you decide is the break even point where we make the same money as a home sharing hosts or with only permanent residents then you are telling us that not enough is the most we are allowed to get out of our homes. If this is intended to force all home sharing units back onto the lease only market, then you are putting hosts living on the edge (often elderly hosts, hosts in the arts and RSO hosts) into a situation whereby many will probably lose our homes. If that happens will a new owner occupied buy it, or will many of our neighborhoods be bought up by developers who will either hold them as income property at the top of the market or knock down our neighborhoods to put in more luxury housing?

If you talk to many of us hosts you will find that many of us are also affordable housing advocates as those are our friends and neighbors. We are people who care about our neighborhoods, our neighbors and our tenants/ guests. We know that something needs to be done, but going after the most vulnerable landlords to help the most vulnerable renters hardly seems like an equitable solution. We aren't the ones who broke the housing market (we collectively hold less than 1% of the housing stock). If this was being at all fair or realistic then why aren't all hotels being forced to provide whole floors of their hotels to affordable housing apartments? Why aren't luxury home developers being forced to set aside a percentage of their units they are building to be affordable to the people who live in the neighborhoods they are building in? I get that city planners may not be able to simply tell the bad players that they need to do the right thing and help their communities. So why then are the little guys being targeted solely as the cause and solution of a problem we neither caused nor have the capacity to fix. Why are we being the asked to do what the rich and corporations are not being asked to do?

## **Not all whole house listings are stand alone homes or apartments**

In my situation my whole house listing is simply my old roommate quarters which has its own entrance, own bathroom and space to put a simple hotel style kitchenette with coffee maker, microwave and mini fridge. To create this I installed a solid door between my apartment and the back room which bolts on both sides to give us security and privacy from each other. I list it as a whole home since it has no shared living space and plays like a comfy hotel type suite.

## **In Closing**

I beg of you, please kill this proposed ordinance. It has targeted all the wrong people and all the wrong causes for the housing crisis. It will create a whole new group of victims and devastate our neighborhoods. Look around the hearings and you will find that the vast majority of the people supporting the ordinance are employees of downtown hotels? Why do you suppose they are so anxious to get rid of AirBnB? And do you think their reasons have anything to do with the affordable housing crisis? And what do you think they will do to their pricing if they ever get rid of us?

## Air B&B

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**Marina Pierce**

Feb 6, 2018 1:28 PM

Posted in group: **Clerk-PLUM-Committee**

To Plum Committeel,

I am a homeowner in the Lake Hollywood Estates on Innsdale Dr. for over 25 years. I understand that today there is a meeting, which I just found out about, where Air Bn&B is being discussed regarding new regulations for short term home rentals. I can't imagine this is even being considered with the big problems other neighborhoods have suffered. I am so against allowing short term rentals in the Lake Hollywood Estates neighborhood which is not a business district but a residential neighborhood. I have no issue with legal long term rentals but will not support short term occupation. I know short term rentals are being considered if the owner is present, but how does one make sure the owner will be present or abide by that rule and enforcement even possible? Who is going around to check?

Why should home owners operate as if they are hotels when the area is a residential area and not a commercial one? Are we to ruin all our neighborhoods because some want to make money and not follow any rules? This has gone to far.

Please don't be pressured into changing this beautiful community by those only interested in their pocketbook.

Would you want this to happen where you live?

**MARINA PIERCE**

[www.marinapalmier.com](http://www.marinapalmier.com)

IMDB: <http://imdb.me/marinapalmier>

[www.whitelikethemoon.com](http://www.whitelikethemoon.com).



## Plum Commitee meeting reg. Air BnB

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Gesa Engel <gesa@uncharted-territory.com>

Feb 6, 2018 1:45 PM

Posted in group: **Clerk-PLUM-Committee**

Dear Madams and Sirs,

We just received an email about the Plum Committee meeting, taking place today at 2.30 p.m. We would like to add our concerns about the Air BnB discussion per this email, as we will not be able to attend the meeting. We own a single family home at 2700 Lake Hollywood Drive, Los Angeles, CA 90068.

For us as homeowners it is not acceptable if the City of Los Angeles would weaken zoning laws (which protect our safety, our privacy and the value of our home) for the city's own profit gaining interests. Our property is placed in a residential area, which allows long term rentals, but protects the residents against uncontrolled businesses.

We expect from the LA city council members, who should represent LA citizens like us and stand up for protecting our property and our investment.

Sincerely,

Volker Engel

Gesa Engel

## AIRB&B issue

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David Lerner

Feb 6, 2018 2:05 PM

Posted in group: **Clerk-PLUM-Committee**

I want to state my objection to single family homes in my neighborhood being utilized as short-term hotels. I often come home to multitudes of cars and people having party-time with noise, people smoking , and basically changing the character of the neighborhood and the street. The people who bought the house in question, on Arrowhead Dr, had only one purpose in mind and that is to open a hotel.

Many of the residents of this neighborhood have worked and are working really hard to afford and maintain our properties. Allowing these "de facto hotels" to operate on our street flies directly in the face of residential zoning requirements ...and coupled with the massive influx of visitors viewing the HOLLYWOOD SIGN, this neighborhood is at risk of going commercial and thereby diminishing our property values and changing the nature, and the very reason most residents decided to move here, of our quiet community.

PLEASE do not permit rentals of properties that do not conform to the original premise of AIRB&B housing, which is that an owner can subsidize ones income by allowing guests to pay for short stays as long as the owner is present and living on the property.

NO to corporate AIRB&B rentals!

Thanks

David Lerner

3002 Arrowhead DR

Los Angeles, CA 90068

David Lerner, CAS

818 219-9898 cell

323 469-2200 H

From: **Lisa Pearson** <[peacefulparadisebythesea@gmail.com](mailto:peacefulparadisebythesea@gmail.com)>

Date: Tue, Feb 6, 2018 at 2:09 PM

Subject: Please, don't make me loose my home!

To:

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

Dear Council Member,

Please do not punish people like me for the behaviors of greedy outlaw landlords.

I am a graphic designer by profession and when the economy turned downwards, graphic design jobs have become increasingly difficult to come by and as a result it became harder and harder to make ends meet. My husband is an animation producer and his first feature film took 4 years to make— on a 1.5 year salary. He has been out of work since, straining our household finances further. Also ageism seems to be a factor in getting jobs as we grow older.

We had become behind on our mortgage, and so after living here and loving our community for over 30 years, the harsh reality set in that we may loose our home.

We mentioned our situation to a friend— and she told us about home-sharing. I immediately checked out the Airbnb website, thought it was a wonderful idea. I put up a listing of a room in our home and started receiving requests shortly thereafter!

We have been able to catch up monetarily, live in our beloved home, and we thoroughly enjoy sharing our home — my dream has come true! The guests who have been responsible, wonderful guests to my neighborhood. We have had NO complaints from our neighbors in 5 years of home sharing. We provide parking and strict guidelines for guests.

While enjoying hosting guests, and having the comfort of a steady income, I still have the freedom of taking on freelance design jobs as they come my way. This allows me to pursue my career passion while now taking on a new passion of being an ambassador to my neighborhood.

Why not let neighbors regulate home sharers? Say, 3 complaints, your out?

We are so happy that we have been able to share our home and love and knowledge of Venice with hundreds of travelers from all over the world for 5 years now. And supported local businesses in the process.

I you to ask you to please help pass reasonable and clear regulations that will protect my ability to share my home... to help keep my home.

Please do not punish people like me for the behaviors of greedy outlaw landlords.

Respectfully,

Lisa P.

Longtime Venice Resident and 11th District Constituent

From: **Suzan@Airbnb** <[suzanairbnb@gmail.com](mailto:suzanairbnb@gmail.com)>

Date: Tue, Feb 6, 2018 at 2:24 PM

Subject: COUNCIL FILE NUMBER: 14-1635-S2 COUNCIL FILE TITLE : SHORT-TERM RENTALS / PREPARATION OF ORDINANCE

To: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.krekorian@lacity.org](mailto:councilmember.krekorian@lacity.org), [councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org), [david.ryu@lacity.org](mailto:david.ryu@lacity.org), [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org), [councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org), [councilmember.fuentes@lacity.org](mailto:councilmember.fuentes@lacity.org), [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org), [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org), [councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org), [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org), [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org), [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org), [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), [councildistrict15@lacity.org](mailto:councildistrict15@lacity.org)  
Cc: [Sharon.dickinson@lacity.org](mailto:Sharon.dickinson@lacity.org), [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)

To whom it may concern:

I am a home sharing host. I welcome strangers into my home from all over the world. I live in Venice and my neighbors are all aware of my hosting. We have had literally zero issues.

My partner passed away a little over four years ago, after an 11-week illness. We first learned of his deadly cancer diagnosis and then he had a stroke at our very first oncology visit. Ten weeks later he had a second stroke and died five days later. Needless to say, I was devastated and scared. He was not a planner and even if he had been, there was no time. I did not know how I would make my house payment. Somehow, Airbnb came into my awareness. It has truly saved me, both financially and emotionally. I can make my house payment and I have interesting people from all over the world visiting. Turns out I love having people here, and I am good at it. And it is good for my mental health.

I also employ a few people – mostly to do the cleaning, but other things as needed for repairs and maintenance.

I am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time.

Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Suzan Allbritton

Mailing Address:

[578 Washington Blvd. # 396](#)  
[Marina del Rey, CA 90292](#)

## PLUM meeting on 2/6/18 and Airbnb issues

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Robert Burris

Feb 6, 2018 2:28 PM

Posted in group: **Clerk-PLUM-Committee**

Dear PLUM Committee:

I am a homeowner and resident in the Lake Hollywood area of Los Angeles (90068) and am unfortunately unable to attend the 2pm meeting today, as I only just learned of it, otherwise I would have attended the meeting in person to express my view.

I understand one of the main topics of today's meeting is Airbnb rentals.

In short, I've experienced a countless number of disruptive issues arising from Airbnb rentals. My sentiment is that **Airbnb rentals should only be legal in single family homes when the owner is present and staying in the home during the rental period.** Allowing an absentee owner to rent his out his or her home to short term hotel-like occupants will be detrimental to the character of individual neighborhoods in which Airbnb rentals are located.

Thanks you for your consideration and please feel free to contact me should you have questions.

Robert Burris  
818.640.2345  
robertvburriss@aol.com

To whom it may concern:

FEB 06 2018

To: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.krekorian@lacity.org](mailto:councilmember.krekorian@lacity.org),  
[councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org), [david.ryu@lacity.org](mailto:david.ryu@lacity.org), [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org),  
[councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org), [councilmember.fuentes@lacity.org](mailto:councilmember.fuentes@lacity.org),  
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[councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), [councildistrict15@lacity.org](mailto:councildistrict15@lacity.org)

CC: [Sharon.dickinson@lacity.org](mailto:Sharon.dickinson@lacity.org), [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)

I am a home sharing host. I welcome strangers into my home from all over the world. I live in Boyle Heights. I am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

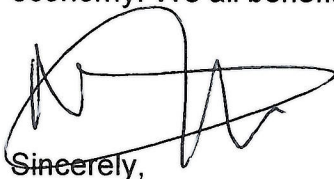
I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

I depend on home sharing to for supplemental income to cover expenses and the raise on high property taxes.

If this ordinance were enacted it would mean that I would not have that extra supplemental income to live comfortably in my own home. Living paycheck to paycheck.

Homesharing enriches my life by getting to know different people and their cultures as well as them getting to know my culture in Boyle Heights.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

  
Sincerely,

Miguel A. Magana (1301 Stone St., Los Angeles CA, 90063)