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Subject: Airbnb Regulations

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Members of The City Council and Planning Commission:

I was surprised to find out that although the City Council had voted to allow owner occupied homes to host short-term guests with limited restrictions, that the Planning Commission has put so many restrictions and fees on hosting that it will no longer be a viable source of income. There should be a clear, easy to understand explanation of how the Planning regulation came up with these fees and rental restrictions. It is my understanding that owner occupied airbnbs are not the cause of community concern so should not cost that much to regulate. We live in the neighborhood, are invested in our community and want to be good neighbors.

If the purpose is to force us to switch to long-term rentals, it isn't going to work. They do not provide enough income and the space we have is not always suitable for a longer term rental. If the Planning Commission is concerned that Airbnbs are having a negative impact on the hotel industry, I suggest that the hotel industry rethink their business model. We provide a significantly less expensive, homier and personalized experience. Many of our guests cannot afford hotel prices in our neighborhoods. For example, my Airbnb is located near the Culver City Expo Line where the nearest hotel is The Culver Hotel where rates start at approximately \$300/night and the average rate for a nice backyard cottage is \$130/night. We are not reaching for the same customer. Many of my guests are parents visiting their adult children who live in the neighborhood. My guests support the local neighborhood (SoRo) by regularly patronizing Dolce Isola and Undergrind Cafe which are short walk from my home.

I have lived in Los Angeles most of my life and in my home for 21 years. Becoming a short-term rental host has allowed me to stay in my home and community and provides a significant portion of my income. Without it, I will be forced out of my home and will no longer be able to afford to live in Los Angeles. Is this really what you want to do to aging baby boomers?

I urge you to rethink your position and consider the needs of all Angelenos.

Respectfully,

Kathryn Pellman