

Council File 14-1635-S2

Slah

Oct 23, 2017 1:42 AM

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

Dear Councilmembers,

I am writing to oppose the City Planning Commission recommendation to allow short term rentals of up to 180 days/year/property. I am concerned that too many permanent housing units are being and will be converted into short-term rentals which take full houses and apartments off an already tight rental housing market. Short term rentals where residents are not present also tend to destabilize neighborhood security with strangers coming and going at all hours. True home-sharing has been overtaken by those who run short-term rental businesses turning homes and apartments into hotels throughout Los Angeles aided by online platforms such as Airbnb, VRBO. These platforms are heavily lobbying City Hall and have only to gain should the City pass a liberal ordinance legalizing short-term rentals operated by absentee landlords over long periods of time (such as the proposed 180 days). If short-term rentals are to be allowed, support should be given for as short a period of time possible: 30 days/year.

Thank you,
Jennifer Elsbury, Los Angeles, CA

reference council file 14-1635-S2 - short term housing

Comforted

Oct 23, 2017 11:16 AM

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

Dear Council

Please put the laws in effect that limit the "hotel style" renting in the neighborhood - please limit it to 60 days per year so that we may maintain our neighborhoods. With no regulation, it is greedy, overboard and toxic to the neighborhood.

Thank you for your fair and balanced representation.

janine simmel, venice 90291

Council File 14-1635-S2

Joel Ball

Oct 23, 2017 11:21 AM

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

Hello:

I would like the council to consider that short-term rentals disrupt the neighborhoods in which permanent residents create a community. I have a neighbor whose property was rented and occupied on a short-term basis, and found the tenants to be disrespectful, inconsiderate and frequently rude.

Please consider legislation that ensures the quality of our neighborhoods by preventing short-term rentals in residential neighborhoods.

Thank you.

Joel Ball
90049

----- Forwarded message -----

From: 'Peter Bedard' via Clerk - CityClerk <cityclerk@lacity.org>

Date: Mon, Oct 23, 2017 at 12:52 PM

Subject: Re: URGENT ACTION: Protect Home Sharing at LA PLUM Committee Hearing (2nd reading) on 10/24

To: "jose.huizar@lacity.org" <jose.huizar@lacity.org>, "Councilmember.Huizar@lacity.org" <Councilmember.Huizar@lacity.org>, "CityClerk@lacity.org" <CityClerk@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, "Councilmember.Price@lacity.org" <Councilmember.Price@lacity.org>, "Councilmember.Harris-Dawson@lacity.org" <Councilmember.Harris-Dawson@lacity.org>, "Councilmember.Blumenfeld@lacity.org" <Councilmember.Blumenfeld@lacity.org>

Dear Council Member,

I'm an resident of Los Angeles in CD1 and I find myself deeply disturbed by the housing restrictions currently proposed in regards to home stay and vacation rentals. As a home owner with a tiny bungalow it has been extremely rewarding both personally and financially to rent my small spare room out from time to time. I have had the honor of making friends and sharing my home with people from all over the world but mostly to Americans looking for an affordable way to come and do business in Los Angeles. Those who stay at my home are almost exclusively from the USA and in town for business reasons!

My home was built in 1925 and there is literally no room in the spare room for a roommate. The closets are so small that my husband and I barely have enough space for our own wardrobes. Being able to occasionally rent the bed out without the long term discomfort of a roommate has been a blessing. I am deeply resentful that the city would try to tell me what I can do in my own home. The small income I receive from AirBnB rentals has helped me to improve my home and transform it from the worst house on the street to the cutest. As a self-employed person who works from home this has been a God-send.

Please vote AGAINST restrictions that would impeded my ability to support myself and maintain a lifestyle as an independent adult in my own home. The rules proposed are unnecessarily restrictive and harmful.

Sincerely,

Peter Bedard, MA, C.Ht.

Peter Bedard MA, C.Ht.

Certified Hypnotherapist, Author, Teacher

Cell (323) 384-8433

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Concerning short term rentals

lin...@pacbell.net

Oct 23, 2017 1:13 PM

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

Council File: 14-1635-S2

Title: Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

To whom it may concern,

We have an Air B&B on our street. The owners don't live at the house.
I've been told by other neighbors that they own many properties, but I haven't looked into that.

I do know that they don't contribute to the neighborhood. Our neighborhood has always been friendly and has a block party every year. We all know each other.

These owners let the house sit vacant for many years after buying.
The junk mail would build up and blow around the street and kids would hang out and smoke late at night.

Now that it is an Air B&B we see people come late at night and it feels weird as you are not looking after your neighbors.

I know the next door neighbors to the Air B&B have had issues with noise in the wee hours of the morning.
People who come to stay don't care that they are in a residential neighborhood.

I have no problem with people renting out rooms if they live on the property, because they are there to watch over the property.

But running what is basically a hotel on a child-filled friendly residential street is just not cool!

We bought into this neighborhood because of the neighborly feeling and not to have strangers moving in and out.

Thanks for listening!

Jeff

.....
Jeff Lindfors

LPO inc
3050 Landa Street
Los Angeles, CA 90039

323 661 4289

Keeping community first

Jayne pitchford

Oct 23, 2017 1:30 PM

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

Dear Madam/Sir,

Over the past decade Venice has lost so much of it's neighborhood feel, that it is barely recognizable as anything but Silicon Beach. But there are a fraction of the original people still holding on, only due to lower rent.

Please prioritize the Neighborhood values, please do not continue this absolute racist gentrification process, for you can be sure it affects mostly the original black families of Venice, and prohibit any more properties from losing their status as sustainable lower income subsidised housing. Please protect the original Venice that has been decimated over the past decades, almost shredded. They are even attacking their local churches, which only adds to the shame. This is a blatant racist act against the black and lower income communities.

Thank you

Jayne Pitchford

----- Forwarded message -----

From: **Frazier Sessa** <frazierseessa@gmail.com>

Date: Mon, Oct 23, 2017 at 2:39 PM

Subject: Council File: 14-1635-S2 Proposed Home Sharing - Be Fair to Owner Occupied Hosts

To: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "jose.huizar@lacity.org" <jose.huizar@lacity.org>
Cc: "cityclerk@lacity.org" <cityclerk@lacity.org>, "sharon.dickson@lacity.org" <sharon.dickson@lacity.org>

Dear PLUM Chairman Huizar & Committee Members:

We are writing you because my husband and I are unable to take time off of work to attend the Oct. 24th council meeting in person, and we want to make sure you are aware of our concerns about the current draft of the Home Sharing Ordinance as it has vague language in several places and we feel the 180 day limit is far too restrictive. Being able to rent our permitted guesthouse to short term guests has been such a blessing for several reasons. Outlined below are positive impacts both personally, for our community, and the City of LA as a whole from the short-term rentals; our response to the arguments against home sharing; and thoughts on common sense policies.

A. Positive Impacts of Short Term Rentals:

1. More financial freedom for families as costs of living rise. The extra income from renting our permitted guesthouse as allowed us to address many home maintenance issues right away, it has allowed us to purchase Earthquake insurance which I'm sure you know is rather expensive, it has allowed us to set-aside extra money for retirement and to tackle more major home renovation projects in the future.
2. Flexibility to host family visiting from the East coast for longer periods of time without everyone being cramped in our modest main house.
3. Housing Affordability: All the items mentioned above make it difficult to own a home and keep in many areas of LA like our neighborhood, so being able to home share is vital to us being able to afford to stay in the home that we spent 11 years improving and making a beautiful part of our street.
4. More revenue for local businesses: We refer all our guests to local merchants and shops, so benefit from the extra business.
5. Supporting cleaning services and handy man: We employ a house-cleaner and a handy man to keep our guesthouse in tip top shape for every guest.
6. Significant tax revenue to the City of LA. Based on my research the home sharing market in Los Angeles contributes anywhere from \$30-\$40M/year in ToT revenue to the city.

B. Arguments Against Short Term Rentals with Counter-Response from an Owner Occupied Property Perspective:

1. Many have argued that home sharing is taking rental units away from the market and keeping rental rates high therefore, they need to be severely restricted. Our guesthouse is only 252 square feet and is therefore, not really suitable for longer-term rental; plus as we have outlined above, we really need the flexibility of being able to block out the guesthouse for personal use throughout the year.
2. Home Sharing is destroying the character of neighborhoods as short-term renters are disruptive and inconsiderate of neighbors. While I am sure this unfortunately happening in some areas, we do not believe it is acceptable to restrict the rights of property owners who are conscientious hosts, who are on-site, and who screen their guests. We have never had

a complaint from our neighbors. Most of the time we don't even hear the guests coming and going, and many of our neighbors have commented that it is nice to have extra sets of eyes watching out for our street.

3. None of the owners live at the properties that they are renting short-term. As I said above, I am sure this is happening in some areas which is very unfortunate and needs to be addressed, but the way to address that isn't to punish the vast majority of hosts who are living on property, and are making sure everyone has a positive experience – both the guests and the neighbors.

C. Common Sense Policies for Home Sharing:

1. **Passive Registration System:** As home owners, we have no issue with a passive registration system with Home Sharing Platforms where they supply the city with general data about our property and the number of nights being rented. This model is being used in several other large cities and I hear it works well. This would also help solve the issue of "Investor Hosts" who own or manage multiple properties at which they do not live as Home Sharing Platforms would more easily be able to detect abusers and remove them.

2. **Weeding out Bad Actors:** As a client of AirBnB we have expressed our concerns about them weeding out the "Bad Actors" who are mostly non-resident investors who are renting out multiple properties in which they do not live. The response we have gotten from AirBnB has been positive and they have assured us that they have started more actively policing their hosts to get rid of these Bad Actors.

3. **REAL ISSUE IS ENFORCEMENT:** We completely agree with this statement we read in the email of a person opposed to home sharing who wants serious restrictions. What really needs to be put in place is a mechanism for neighbors who are being negatively impacted by the bad home sharing practices of Bad Actors in their area to be reported, properly investigated, and addressed through fines, removal from Home Sharing Platforms, or a combo of both. It is clear there are real issues in some areas of Los Angeles, but the majority of Home Sharing Hosts are not causing problems and are actually enriching their lives, as well as the economies of their community and the overall city.

In closing we implore you to not enact some overly restrictive ordinance on Home Sharing which Bad Actors will find some way to skirt anyway, and would be detrimental to our family being able to rent out our permitted guesthouse on a short-term basis.

Sincerely,

Rick Frazier & Paul Sessa

North Hollywood, CA 91601

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Short Term Rentals

HUGH CASEY

Oct 23, 2017 2:58 PM

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

I don't want to live next to a fake hotel. I want to know my neighbors and have responsible folks living in my neighborhood.

Short term rentals are ruining the peace and quiet that residential residents deserve. I understand that there is a new so called "sharing economy" out there but the negative effects have been devastating for some ways of life. The Taxi Industry and the Hotel Industry have been negatively effected by this "new economy". The American Dream of home ownership is threatened by investors buying up single family residencies for investment and speculation.

These are the long term dangers of Short term rentals. In the short term, or right now, there are good folks who can't sleep at night just because inconsiderate, greedy owners are renting out their homes to tourists or whatever who should be in a hotel where their behavior can be controlled.

Hugh Casey
6100 Primrose Ave #8
Los Angeles, CA 90068
(323) 620-1328

Item #14-1635-S2 Oct 24th Meeting

Cellina Fuentes

Oct 23, 2017 3:27 PM

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

To whom it may concern, though I cannot attend tomorrow, please consider the following points in your deliberation of the Home Sharing Ordinance...

1)KEEPING THE PEACE: Airbnb.com/neighbors has a 3 strikes/out policy for nuisance hosts to preserve our neighborhoods.

2)TARGETING PROVEN ISSUE: Prevent Ellis evictions and multi-unit hosts. No objective data show Single-Listing STRs reduce housing. Anecdotes and conjecture should not limit economic liberty.

3)EARNING CITY REVENUE: \$37M in T.O.T to help LA pay for affordable housing, lawsuits and judgment obligation funds by removing yearly cap.

4)PROTECTING HOTEL WORKERS: Hotel occupancy on the rise. Union Staff are keeping their jobs; STR cleaners could lose work with cap on nights/year.

5)TOURISM FOR ALL: STR provide an affordable way to visit LA. More tourism means economic growth for local businesses.

6)HELPING THOSE IN NEED: Only 8 percent of single listing STRs host more than 180/year, and do so out of economic need. Let's give them the ability to be self-reliant.

Thank you for your time,

C.

RE: Council File 14-1635-S2

Elisabeth Rosenson

Oct 23, 2017 3:27 PM

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

Dear PLUM Committee Members,

As a long-time homeowner in West Los Angeles, I support limiting short-term rentals to primary residences, but I OPPOSE a 180-day limit for short-term rentals.

In fact, per the report submitted to the committee by the Department of City Planning, the majority (approximately 60%) of rentals are for 60 days or less.

Given that, 180 days seems excessive and will not only further exacerbate the city's housing shortage, but also increase issues in neighborhoods related to constant turnover of occupants, such as noise and crime.

The report recognizes this, noting "However, the fast growth of the practice and its concentration in certain neighborhoods threatens housing availability, affordability and residential stability of an increasing number of communities throughout Los Angeles."

Therefore, I URGE the committee to consider a much lower limit, **such as 60 or even 30 days per year for short-term rentals**. This would allow property owners to rent out their properties to earn income, but wouldn't incentivize the widespread conversion of what would otherwise be long-term rentals into short-term rentals.

Thank you,

Elisabeth Rosenson

Short Term Rentals (Airbnb)

Goldstone, Raymond

Oct 23, 2017 4:03 PM

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

Greetings,

Although I should prefer to attend the PLUM Committee meeting scheduled for tomorrow, October 24, 2017, I am unable to do so. Thus, if you will, I ask that you consider my opposition to short term rentals generally and to the City Planning Commission's recommendations to allow short term rentals of up to 180 day per year per property. I have lived in the City of Los Angeles for 75 years, and I have lived at my current residence (address *infra*) in CD5 for 41 years.

In part, my opposition is based upon my experience that too many permanent housing units are already being converted into short term rentals. This has reduced and will continue to reduce the supply of much needed housing stock from an already very limited housing market.

Further, I live in a neighborhood. These proposed short term rentals, particularly those where the owners or permanent residents are not present, will surely destabilize my neighborhood when strangers rent these properties. Such rentals make our neighborhood watch program very difficult, if not impossible, to administer. The short term renters come and go at all hours and often disrupt the quiet and safety of me and my neighbors.

Do members of the Committee believe that most of these short term rentals are being let by the homeowners or tenants who are renting out a room or more to make ends meet? They are not! They are being rented by those who do not live in the units being rented. They are being operated by those who are running a short term rental BUSINESS.

I should hasten to add that I would prefer to have short term rentals remain illegal AND to have the City enforce the law. I fear that this is an unlikely outcome. I have reason to believe that the Council will adopt an allowable number of days per year for these short term rentals. Thus, if my fears are correct, I ask that the Committee recommend to the Council permitted short term rentals not to exceed 60 days per year and that the terms of permitting such short term rentals include an enforcement program for the number of days permitted per year.

Thank you for considering my concerns and recommendations.

Sincerely

--Raymond H. Goldstone
10535 Missouri Ave.
Los Angeles, CA 90025-5943
(H/W) Telephone: 310-470-6890

OPPOSE Proposed Home Sharing Ordinance, item 6, File No. 14-1635-S2

Terry Tegnazian

Oct 23, 2017 4:27 PM

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

Dear Sirs – I am one of the many, many homeowners in LA who are **seriously opposed to the city allowing short-term rentals, especially in R-1 neighborhoods.**

Short-term rentals **rob the city of affordable housing** for residents, and **undermine the integrity, safety and value of neighborhoods.**

How can the city possibly keep up with all of them?? Not to mention the great damage this short-term rental trend is doing to availability of affordable housing in LA by taking housing off the long-term rental market.

All people who claim they need the income from short-term rentals to survive, **could as well supplement their income by renting longer term to a tenant** – thereby providing permanent housing for LA residents, instead of running what is essentially a hotel in a residential neighborhood.

Thank you for your consideration.

Terry Tegnazian

Council File 14-1635-S2

Amy Haenel

Oct 23, 2017 4:27 PM

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

Council File: 14-1635-S2

Title: Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

I am writing to voice my concerns about the Short-Term Rentals/Home Sharing Ordinance.

We are currently being harassed by the short-term tenants and the non-resident owners of the house next door to us.

We do not want to live next to a hotel and it is beyond frustrating that there is no enforcement of the current ordinance. Furthermore, I have grave concerns about the enforcement of this revised ordinance. 180 days of rental is too much even if it is a resident owner and I do not understand how LA will enforce the resident versus non-resident portion of this ordinance.

The most recent Air BnB tenants of the house next door to us were excessively loud at 10:30 at night on a weeknight, returned from partying at 3:00 am on the following Monday and smoked so much marijuana that even if the noise had been curtailed, I still could not have opened my kids' windows as there were clouds of smoke emanating from the patio.

Furthermore, none of the Home Sharing sites take responsibility for screening tenants/guests to assure that they are not felons, child predators, etc. If we had a long-term tenant or resident owner, we would be able to find out who they were. Now, I am deeply concerned that we are exposed to unnecessarily increased risks that would not normally exist in R1 zones.

Please curtail the total number of rental days for resident owners and ASSURE STRICT ENFORCEMENT of the ordinance for non-resident owners who try to engage in short-term rentals.

Sincerely,

Amy and Hal Haenel
3049 Landa Street
Los Angeles, CA 90039
ahaenel@me.com

Council File 14-1635-S2

Chris Olness

Oct 23, 2017 6:25 PM

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

Dear Councilmembers,

I am writing to oppose the City Planning Commission recommendation to allow short term rentals of up to 180 days/year/property. I am concerned that too many permanent housing units are being and will be converted into short-term rentals which take full houses and apartments off an already tight rental housing market.

Short term rentals where residents are not present also tend to destabilize neighborhood security with strangers coming and going at all hours. True homesharing has been overtaken by those who run short-term rental businesses turning homes and apartments into hotels throughout Los Angeles aided by online platforms such as Airbnb, VRBO. These platforms are heavily lobbying City Hall and have only to gain should the City pass a liberal ordinance legalizing short-term rentals operated by absentee landlords over long periods of time (such as the proposed 180 days).

If short-term rentals are to be allowed, support should be given for as short a period of time possible: 30 days/year.

Thank you,

Chris Olness
Venice Beach

Chris Olness
310 351 3182
chrisolness@gmail.com

Please make short term rentals legal in Los Angeles!

keren....@gmail.com

Oct 23, 2017 6:55 PM

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

Hi,

I would like to voice my support in favor of short term rentals in Los Angeles for many reasons. I am an Airbnb host and have welcomed to my home guests in the past. It has been a wonderful experience for both myself and the guests. I am also an Airbnb guest when I travel with my kids. I have 4 kids and it is extremely challenging to stay at a hotel with all the kids in an environment where we can all enjoy each other's company. It has been wonderful to stay at Airbnb rentals all over the world and it allowed us to travel to places where we would have otherwise not traveled to.

As a city, we should encourage travelers and their tourism dollars to our cities. Many of my guests say that the availability of Airbnb rentals is a leading factor in their decision to travel.

Personally, renting my home when I am traveling as well as welcoming guests to my guestroom allows me to afford living in a house in Westwood. Airbnb collects the city taxes, I also report the income on my income tax return and pay taxes on this, it provides an additional income to my family, it lets guests enjoy a better travel experience and it gives me an opportunity to meet people from other parts of the world and the US and people with different cultures and background.

My guests have never bothered anyone, I have not had any issues, and my neighbors are in no way impacted.

I have no idea why the home owners association in Westwood is opposing short term rentals. Their opinion represents a very small but vocal group of individuals who oppose progress & technology across the board and spend their time battling any improvement to infrastructure, culture, social integration and business conditions. Those of us with families, jobs, business interest and a life, do not have the time they have for political activism but our voice needs to be heard as well!

Thanks in advance for taking my voice into account during the discussions.

Keren Aminia

310.384.5160

Council File: 14-1635-S2, Title: Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

ddaw...@aol.com

Oct 23, 2017 8:06 PM

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

I am a resident of the Silverlake area of Los Angeles & I live on a street with an AirBnb home. The couple who purchased this property about 4 years ago, who had no intention of moving into this home, but rather intended to list the home on sites such as AirBnB. These type of short term rentals were illegal at the time, in our zoned area, as they still remain illegal. I can only presume that the buyer researched this type of business operation prior to purchasing the property and discovered that there was no enforcement of the laws against STRs. This STR home continues to have a negative impact on the quality of our lives on this narrow, quiet, dead-end street. This is especially true for those living directly across & next to the home. This same couple went on to purchase additional homes to convert to AirBnb rentals & has used strong threats & intimidation against neighbors who protested. How did they know this type of behavior would be tolerated by the city? I truly don't understand why these type of illicit businesses were allowed to go on for so many years? It reminds me of the Medical Marijuana Dispensary debacle of a few years back.

All these years later, I understand that the city of Los Angeles will soon be legalizing Short Terms Rentals, but hopefully with strict limits on the number of days allowed and only if the primary resident also lives at the property. I feel that 60 is the absolute maximum number of days that should be allowed. Otherwise this problem will continue to escalate; neighborhoods will be diminished & many long-term residents will be displaced, as they are evicted or can no longer afford the rental increases that occur. The severe housing shortage in LA has been caused, in part, by the allowed proliferation of these STRs.

I urge you to protect the neighborhoods of Los Angeles, by passing an ordinance that protects residents and neighborhoods, rather than siding with the proponents and lobbyists of AirBnB.

Respectfully,
Debbie Gilbert
1988 Redesdale Avenue, LA, 90039

Re: Comment against short term rental proposal set for hearing on October 24

Wendy Turk

Oct 23, 2017 8:31 PM

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

To correct a typo, please note that the last sentence of the first paragraph was supposed to end in "even telling our senior lead officer that we CAN ALL just sue her, that she's not going to change anything." I apologize for the confusion.

Wendy Turk

> On Oct 23, 2017, at 8:28 PM, Wendy Turk <wturk@carsonpropertyco.com> wrote:

>

> To Whom It May Concern:

>

> We are writing to express our strong opposition to the proposed law allowing short term rental of residences for up to 180 days per year. Unfortunately we have seen the negative effects in our neighborhood (Cheviot Hills) of short term rentals. We have a neighbor around the corner who moved her family out of her home and into Beverly Hills, and then renovated her home into a "party home," with the express intent of renting it out on air bnb. She put in a resort style pool with an extremely loud fountain and changed all of the bedrooms, including her children's bedrooms, into party style bedrooms with silver colored bedding and mirrored furniture.

She advertises it as a party home, stating it sleeps 14 people, with no extra charge for additional people. This advertising, coupled with the excessive charge of \$1500 per night (formerly \$1750 per night) encourages large and loud groups of renters. No family can afford this nightly rent, nor would they be interested in such a rental.

As a result of the large groups renting the home, neighbors in a one block radius in every direction are often awoken in the middle of the night - 1:00, 2:00, 3:00 am- to loud music and shouting and yelling above the sound of the music and fountain. We all call the police but feel that we are hostages in our own homes. We have lost the right to quiet use and enjoyment of our homes. There are multiple people roaming the streets at all hours as they come and go, there is excessive drinking (bottles litter the driveway and fill the trash cans) and we all smell the strong smell of marijuana wafting over to our homes. We all suffer stress as a result of this situation, which has been going on for over a year now. If we try to contact the homeowner she swears at us, even telling our senior lead officer that we call an just sue her, that she's not going to change anything.

>

> We all worked hard to purchase our homes in a quiet neighborhood, anticipating peace and quiet. Instead we cannot plan any events in our homes - certainly not in our back yards - because we never know when they will be disrupted by loud partying. We don't know who is walking/driving around our neighborhood because it is different strangers all of the time. We have to worry that people will drive drunk down the streets where our children play. It's an unsafe, unsavory nuisance.

>

> We completely support a homeowner who might need to rent out an extra bedroom while still living in the home - to make ends meet or help out a family member or friend. But to allow people to leave their homes and run them as a business violates zoning laws and violates our rights as property tax paying homeowners who just want to enjoy some peace and quiet.

>

> We beg you not to approve this proposal. We also implore you to enforce the current restrictions against short term rentals so that people such as our neighbor can be shut down once and for all and so that we as law abiding homeowners can enjoy our homes.

>

> Thank you,

> Wendy and Jeff Turk

> 310-936-4427

14-1635-S2 comments AIRBNB ordinance

Greg Hayes

Oct 23, 2017 8:40 PM

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

I am writing to voice my personal experience living in a neighborhood of single family homes that had an active AirBnB rental property about four houses away on my street.

After months of complaints, loud parties, police intervention and damage to neighbors property (cars and homes), the owner finally sold the property and the short term rentals have stopped. If your proposed action to change R1 zoning rules had been enacted, I have no doubt that the benefit of short-term rental income would continue to accrue to those owners playing this rental game at the expense of long-term residents who will bear the costs. This kind of short-term economic gamesmanship will only serve to de-stabalize our neighborhoods and devalue home ownership by actual residents of our "community."

I strongly object to any change to the restriction of R1 rentals to less than 30 days and would propose a six (6) month minimum as better alternative for our community.

Sincerely,
Greg Hayes
Homedale St. LA 90049

Short term renals

mla...@aol.com

Oct 23, 2017 11:02 PM

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

I'm writing to oppose short term rentals for up to 180 days a year.

Laura Levine Lacter

1756 Midvale Avenue

Los Angeles, CA 90024

Council File: 14-1635-S2

Title: Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

Oct. 23, 2017

Dear Mayor and City Council:

It's been over two years since I first wrote you about the plight of my mother and the unchecked abuse of Airbnb and their guests in her community of Angelino Heights.

I've appeared before members of this body and a commission twice. I've shed tears in front of a chamber full of strangers. I've done interviews and video testimonials on our experience and the failure of the City officials to act.

My mother died in her bed after several months in hospice while Airbnb guests partied feet from her window. This was a year after the first time I begged you to do something about the illegally operated resort hotel in her historic neighborhood. I came to you again right after her death to ask you take action in favor of residents, like my mother, who are being terrorized night after night by the guests in illegally operated single resident full time vacation rentals in our neighborhoods. And the best you could do, is come back with a proposal for 180 days of allowable bookable nights. That is six months out of every year.

To be honest, I've all but given up any hope that you will do the right thing. So let me try putting it to you like this...I ask you, Mayor Garcetti and the members of this council, if your it was your mother who had to endure those conditions for six months out of every year, what would you do for her? I would hope you would be fighting for her rights just as fervently I fought for my mothers. Since you refused to act on my mother's behalf, would you act on behalf of yours?

If you don't pass a better ordinance, it could be your parent, or aunt or even you that is subjected to the intolerable conditions which my mother faced during the last years of her life.

For the last time, I beseech you City of Los Angeles, please join the other great cities of the world and pass an ordinance that puts our neighborhoods and our neighbors first.

Sincerely,

Elizabeth Anne Bagasao

Jane Goichman
3015 Arrowhead Drive
Los Angeles, CA 90068

October 23, 2017

Los Angeles City Council PLUM Committee
Jose Huizar, Chair Person
Marqueece Harris Dawson, Vice Chair
Bob Blumenfeld
Mitchell Englander
Curren Price, Jr.

Re: Council Files 14-1635-S2, 14-1635-S3: Proposed Home-Sharing Ordinance

Dear Councilmembers Huizar, Harris Dawson, Blumenfeld, Englander and Price:

I live in Lake Hollywood Estates and support the letter of opposition sent by the Lake Hollywood Homeowners Association. I urge you to vote against the proposed homesharing ordinance. The home on Arrowhead drive, described in that letter, is directly across the street from me. The owners, who recently purchased the house, do not now and have never lived in the house. I see a constant stream of strangers coming to and from the property. It looks and feels like a hotel, not a neighbor. Just as your planning director stated in his October 20th report, short term rentals of this sort make this a far less desirable place to live. I have lived in my home since 1979. At times the house across the street has been a rental, but until the current owners purchased a few months ago, all such rentals were long-term traditional rentals with leases in place for a year or more. That is an entirely different situation from the current proposal and situation across the street.

If the city needs more hotel rooms, more hotel taxes or both, then the city should encourage the construction of more hotels. As noted in the Lake Hollywood Homeowners Association letter, new hotels support both construction jobs and long-term jobs.. It is also far easier for the city to track hotels and collect taxes than to track thousands of individual rentals. If individual residence owners need extra income, they can rent out on a long-term basis.

If your committee insists on moving forward with this type of ordinance, you should modify the ordinance to require homesharing applicants to formally notify all owners within 500 feet in all directions and provide proof of the notification to the city. In the case of condominiums, the applicant should be required to notify all condo owners and the board of directors. And the city should modify the ordinance so that only home-hosted rentals are permitted, because only in this way would you reasonably assure that short term rentals do not disrupt a neighborhood or condo community.

Vote NO or modify.

Best regards,
Jane Goichman



October 23, 2017

PLUM COMMITTEE MEMBERS

RE: Short Term Rental Ordinance

Council Members,

I write to you today as non profit community organization founder, a Hollywood Division C-PAB member, and an LA Emergency Preparedness Alliance member.

Airbnb has supported my Laurel Canyon community in ways I would like to see all experience economy businesses support and help build communities.

Last fall I contacted Airbnb about party house issues in the hillsides. Within 36 hours their director of law enforcement was alerted and made contact. He offered to meet with city officials and LAPD to discuss how Airbnb could help the Party House Task Force.

When our community non-profit, We Are Laurel Canyon, reached out to Airbnb staff about this year's Love Street Festival (annual Laurel Canyon community event), we were immediately put in contact with the team that helps build community outreach. Airbnb came on board the event as a sponsor and allowed us to improve upon previous year's events.

We are in the throes of creating an Emergency Plan for Laurel Canyon with LAFD, LAPD, DOT, EMD and others. I reached out to Airbnb to be involved in this plan from day one. All are in agreement that it is very important that short term renters are made aware of public safety issues specific to Hillside and Fire Zones.

Airbnb is going to be a part of the neighborhood landscapes in Los Angeles for a good, long while. I have found that they are a responsive group who are eager to work with communities to solve problems. I am confident that Airbnb will be there to assist those communities where their presence is most felt.

I look forward to Airbnb's continued support in our community!

Respectfully,

Kristen Stavola
Founder, Director
WeAreLaurelCanyon.org



October 23, 2017

Hon. Herb Wesson, Jr, President
Hon. Jose Huizar, Chair Planning, Land Use and Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Dear President Wesson and Chairman Huizar:

HomeAway appreciates your engagement and diligence in crafting citywide regulations on the Short-Term Rental industry. We write to offer our thoughts and suggestions on the proposed short-term rental ordinance pending before the Council.

HomeAway has been the leader in the vacation rental market in Los Angeles for more than 30 years. You may know it as VRBO.com or vacationrentals.com. By way of background, HomeAway owns and operates websites that allow property owners to post listings that offer to rent their properties to travelers. HomeAway does not itself own, manage, or control any of the rental properties. Nor does HomeAway act as the merchant of record for the transactions between owners and travelers, which is different than some other vacation rental platforms.

For generations, travelers have chosen vacation rentals in Los Angeles as the best option for their family needs. In 2015, vacation rentals accounted for more than \$29 million in lodging spent in Los Angeles and generated thousands of jobs and millions in tax revenue. Last year alone, travelers booked more than 94,000 nights of vacation rentals in Los Angeles through Home Away platforms. The average stay was 4.7 nights, and the typical guest was a 50-year-old female traveling with her family.

This letter outlines a number of policy considerations that will allow for balanced regulation of secondary homes while, at the same time, create a partnership with the short-term rental platforms. Note that we use terms like “secondary” and “vacation rental” to refer to homes that are not an owner’s principal residence, which we refer to as “primary.” Both primary and secondary homes make up “short term rentals.”

Vacation Rentals Are Critical to the Success of the Los Angeles Short Term Rental Ordinance and Should Not Be Excluded From the Ordinance.

Based on our experience, vacation rentals are an important part of the Los Angeles economy. We also understand that there have been recent issues with short term rentals generally. Accordingly, we intend to continue to work with the City to craft reasonable regulations that protect the character of neighborhoods, while at the same time making it fair and easy for homeowners to comply with those regulations. Additionally, we want to further explain that excluding vacation rentals will have a significant impact on the City.

Outlawing Vacation Rentals Reduces the Amount of Transient Occupancy Tax Revenue Collected by the City and Creates Additional Pressure on the Budget.

The council recently adopted a budget that counts on \$36 million dollars in transient occupancy tax (“TOT”) revenue from short term rentals. By limiting short term rentals to primary homes only, and limiting the number of days that owners can use their property for short term rentals, the proposed ordinance will substantially reduce the amount of TOT revenue that the City will receive from short term rentals. The estimates of TOT revenue provided by hosting platforms like HomeAway are calculated based on *current* rental activity, which includes both primary and secondary homes. Outlawing vacation rentals will dramatically reduce the TOT that HomeAway would remit. Other major hosting platforms also estimate that the proposed ordinance would reduce their TOT collections.

This is even more critical now, as HomeAway is building the capability to collect and remit TOT to the City. We are pleased to be able to offer this as one component of a fair and reasonable short-term rental ordinance, pending execution of an accompanying tax remittance agreement. Based on our estimates, the last 12 months of rentals in Los Angeles properties could have generated approximately \$4 million in tax revenue to the City. This is on top of the \$36 million that other short-term rental platforms have said they will collect under existing agreements.

Given the widening hole in the City’s budget, an ordinance that could dramatically impact \$40 million in TOT revenue should be given close scrutiny.

Banning Vacation Rentals Does Nothing to Address Concerns about Short Term Rental Impact on Neighborhoods. Here are Some Concrete Policies that Will.

HomeAway recognizes that there have been legitimate concerns raised about short-term rentals. We therefore wish to suggest concrete steps to preserve the residential character of neighborhoods and address nuisance concerns.

Density Restrictions.

Density restrictions are a common regulatory tool used by jurisdictions. Attached to this letter as Exhibit “A” is a copy of the HomeAway Map showing HomeAway vacation rentals in each Council District.

As the map shows, HomeAway’s short-term rentals are limited to certain neighborhoods within the City. We propose that the City of Los Angeles regulate short term rentals based upon density. This can be accomplished by limiting the number of primary and secondary home registrations and permits issued within potentially impacted neighborhoods or within specific zones of each City Council District.

The City can look to a home-sharing ordinance in Nashville for guidance. Specifically, the Nashville ordinance provides “No more than 3% of the single-family or detached

two-family residential units within each census tract shall be permitted as non-owner-occupied short-term rental use as determined by the Zoning Administrator.” See § 6.28.030 of the Nashville Short-Term Rental Property Ordinance.

Change Violation Structure for Nuisance Properties

HomeAway also suggests amendments to the proposed ordinance that would allow for reasonable and fair enforcement. For instance, we believe that the City should consider an escalating fine structure for violations and a pathway to revoke a registration for an individual short-term rental following three verified offenses.

We would suggest amending the proposed ordinance to provide for the issuance of citations and the levy of fines upon both owners and guests for violations of city ordinances pertaining to health, safety, or excessive noise. In addition, the ordinance could provide that the final adjudication of three or more noise citations issued to guests, tenants, or owners of a short-term rental property within a 12-month period shall result in revocation of any previously approved short-term rental registration or permit. The City could also consider amending the ordinance to prescribe fines for these citations that increase with each violation.

To assist the city, HomeAway would agree to remove a listing upon notification from the City, where the property has had its registration revoked after three verified offenses related to health, safety, or excessive noise.

Finally, some jurisdictions are considering requiring the execution of a rental agreement between owners and guests that sets forth local noise and nuisance rules and informs guests that they may be subject to fine for violation of those rules.

City Should Partner With Platforms Instead of Adopting Liability Provisions Barred by Federal Law.

HomeAway wishes to work collaboratively with the city to ensure that owners using our platform are properly registered with the City and that owners who with adjudicated code violations are not advertising on our platform. However, the proposed ordinance would violate federal law which expressly preempts and prohibits the City from imposing liability on HomeAway for listings posted by users of its websites. The Communications Decency Act 47 USC § 230, immunizes online service providers from liability for third-party content. The statute provides: “No provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider.” 47 U.S.C. § 230(c)(1). The law bars liability “under any ... local law that is inconsistent with this section.” Id. § 230(e)(3). Section 230 provides broad immunity to online providers like HomeAway against attempts to impose obligations stemming from the publication of third-party user listings and advertisements.

The immunity also applies where local governments seek to impose liability on hosting platforms. For example, in January 2017, the City of Portland, Oregon, passed an

ordinance that imposed liability on hosting platforms for not removing unregistered short-term rentals from their sites. Portland City Code 6.04.060 (platforms may not “advertise or otherwise represent that an accessory Short-Term Rental is available for Occupancy unless” the “Operator has registered” with the City). After HomeAway challenged that provision as preempted by Section 230, the City conceded in a court filing that it could not defend that provision. *HomeAway.com Inc. v. City of Portland*, No. 3:17-cv-00091 (D. Or.), Dkt. No. 30, p. 5 (“The City acknowledges that Section 230 ... prevents the City from holding HomeAway liable for its hosts’ failure to post their permit information in advertisements hosted by HomeAway.”).

Rather than litigating these issues in Los Angeles, HomeAway suggests that the City work with HomeAway to craft an agreement that will ensure that the properties on its websites are registered, and that the City has the information it needs to enforce its requirements.

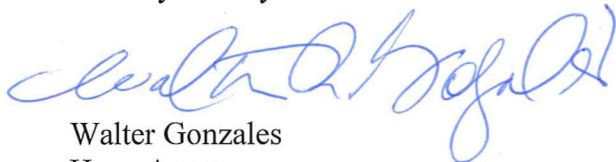
Banning Vacation Rentals Won’t Alleviate the Housing Crisis. LA Should Look to Experience of Other Cities.

The experience of other cities in regulating short-term rentals may be relevant to crafting an ordinance that will keep critical housing stock on the market. For example, the number of short-term rental registrations could further be limited to a particular number of units within a multi-family building. Such a limitation could prevent large multi-family unit owners from creating “ghost hotels.”

Obviously, these issues are complicated and the final regulations will have an impact on homeowners, neighborhoods, and businesses. Accordingly, we very much appreciate the continued dialogue and collaborative approach to finding the best solutions for Los Angeles.

Please feel free to contact me directly with any questions. I can be reached at 512.505.1615 and by email at wgonzales@homeaway.com.

Thank you for your time and consideration.



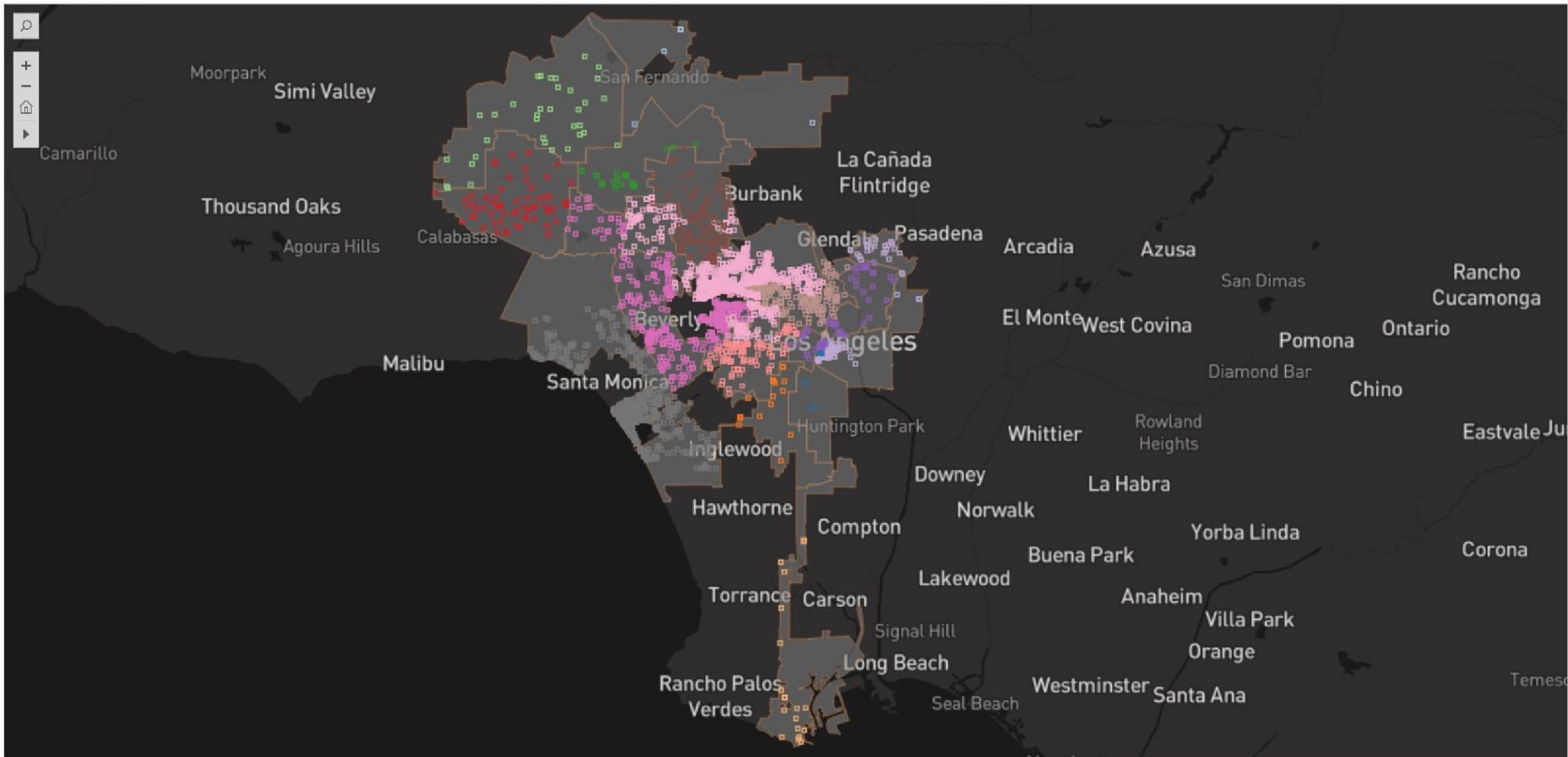
Walter Gonzales
HomeAway
Government Affairs Manager

@District Member

(Combined)

- 1 - Gilbert Cedillo
- 2 - Paul Krekorian
- 3 - Bob Blumenfield
- 4 - David Ryu
- 5 - Paul Koretz
- 6 - Nury Martinez
- 7 - Monica Rodriguez
- 8 - Marqueece Harris-Dawson
- 9 - Curren D. Price Jr.
- 10 - Herb J. Wesson, Jr.
- 11 - Mike Bonin
- 12 - Mitchell Englander
- 13 - Mitch O'Farrell
- 14 - Jose Huizar
- 15 - Joe Buscaino

Enabled





October 23, 2017

The Honorable Members of the Los Angeles City Council Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

RE: 14-1635-S2

Dear Members of the Los Angeles City Council Planning and Land Use Management Committee,

Startups in the Sky started in Los Angeles almost 3 years ago and as the Co-Founder of Startups in the Sky, I wanted to build an organization in Los Angeles because our tech community needed a home for creative collision, where people from throughout the city of LA and County at large could meet, exchange ideas, and grow their network.

As such, I believe in the power of technological innovation as a means to improving the lives of those living in Los Angeles, as well the City's welfare as a whole. We, at Startups in the Sky are proud of the ground-breaking advancements sweeping through the city by like-minded organizations, and we support those companies whose services are actively improving Angelenos' socioeconomic status and livelihood.

As your Committee makes a decision regarding the shared economy, specifically short-term rentals, in Los Angeles, we urge the Council to consider regulations that allow for maximized flexibility and economic impact.

Airbnb is a valued member of the Los Angeles tech community. At Startups in the Sky, we realize the imperative role Airbnb plays in fostering innovation in the peer-to-peer economy, and we support their role in promoting prosperity and longevity to the Los Angeles economy. Since enacting the tax agreement with the City of Los Angeles, hosts and guests on Airbnb's home sharing platform have generated millions in taxes that give lawmakers the flexibility to support programs that benefit Angelenos.

We recognize the benefits that technology and the sharing economy can have for residents of Los Angeles and we strive to promote sensible innovation and rules that democratize economic prosperity, foster innovation, and empower individuals. More so, we recognize the revolutionary efforts of our partners in the fight for innovation and we support their advancement for both our sake and the City at-large.

We look forward to working with you and industry leaders, community advocates and other elected officials who share our commitment to building bridges between technology

and public policy to find workable solutions that will better serve the future of Los Angeles.

Sincerely,

A handwritten signature in black ink that reads "Rachel Horning". The script is fluid and cursive, with a large, looping 'Q' at the end of the last name.

Rachel Horning
Co-Founder
Startups in the Sky