

Council File 14-1635-S2

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Oct 26, 2017 10:49 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 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,
(name)
(city or district)

Two Arguments for Sensible STR regulation

Diana Hamann

Oct 26, 2017 12:45 PM

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

#1:

There's a simple question you have to answer: "Will there be residential areas in Los Angeles?"

or

"Will every area of the city become an unregulated business district?"

Even a 90 day cap effectively eliminates zoned Residential neighborhoods.

If your next door neighbor sells their home to an AirBNB entrepreneur you can suddenly have a well-advertised "Party House" next door - for 25% of the year (that's 90 days). Imagine that happening...to you.

It's in your hands now. "Will there be residential areas in Los Angeles?"

I hope your answer is "Yes."

#2:

Page 2 of your STR Market Overview reads:

"Units rented for more than 90 days a year as STRs are unlikely to be available as long-term rentals."

This makes sense. An STR with a 90 day cap can be rented for **25% the year**, for **1 out of every 4 days in a year**.

But many streets don't have just one STR. They have 4 or 5.

When you calculating what the STR cap should be, look at it is a multiplication problem. So let's do the math:

A 90 day cap

PER HOUSE

X

4 AirBNBs

PER STREET =

Neighborhoods become full time **BUSINESS** districts.

Please, give the neighbors a break. We want Residential Neighborhoods. Only you have the power to preserve them.

Thank you for considering the quality of neighborhoods and the quality-of-life of neighbors during your deliberations.

Sincerely,

Diana Hamann

Resident of the "Silver Lake Business District" (formerly a quiet R-1 zoned neighborhood)
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Graphic of DTRs by InsideKING.com - May 2017 - Silver Lake "R-1 Residential District"

Our **RESIDENTIAL**
 Neighborhood
 is now a
BUSINESS DISTRICT



90 days of a
 "Party House"
 is
TOO LONG!!

NEIGHBORS have RIGHTS, too!