

## City Council PLUM - referencing council file# 14-1635-S2

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

This is regarding the City Council's Planning and Land Use Management Committee (PLUM) that held a hearing to discuss the proposed short-term rental ordinance regulations.

Since the committee made the decision to limit testimony to 30 minutes for each side, many of our supporters were not able to speak.

I was told to tell my story by submitting to the council by emailing [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org) and referencing council file# 14-1635-S2.

**I have been a Business owner and property owner in Venice for 20 years now and in the last 5 years, I have seen a significant increase in Air B n B rentals, noise, and loud parties in the neighborhood bothering families and long time resident and overall, a limited availability of permanent housing! These are all serious issues in Los Angeles.**

**Los Angeles should follow New York!** In New York state, the law is clear. **Nobody can rent an apartment for fewer than 30 days.** This is something Los Angeles Planning should follow.

First, when you have a limited supply of apartments, and unlimited demand for those apartments, turning some apartments into hotels makes the remaining ones even more expensive. Sure, Los Angeles should build more apartments. **But absent effective law enforcement**, there's no guarantee that Airbnb users won't turn those into hotel rooms, too. Second, New Yorkers and residents of other cities like Los Angeles have the right to live in buildings with neighbors, not loud tourists with wheelie bags.

A market-rate tenant in Los Angeles may find he can make extra money renting out his pad — until his landlord finds it's easier to cut out the middleman.

Airbnb's argument is that the company actually helps people deal with ever-rising rents, by allowing them to provide lodging from time to time for a little extra money.

**This is economic nonsense.** A market-rate tenant may find he can make some extra money renting out his pad — until his landlord just finds it's easier to cut out the middleman. The displaced tenant will have a hard time finding a new apartment when a landlord can rent that apartment out by the night at three times the monthly rate.

A rent-regulated tenant in New York, too, may find himself with some extra cash thanks to Airbnb. **But it is immoral for a renter who benefits from a law that restricts the price of his own rent to turn around and break a different law to earn a profit. Though the law differs** from city to city and state to state, what New York, at least, needs, isn't a new law, but enforcement of the old one.

In a three-year study published last year, **New York State Attorney General Eric Schneiderman found that 72 percent of Airbnb listings are for illegal rentals.**

Airbnb is blurring the legal distinction between apartments and hotels and Los Angeles residents blame state and local politicians who let it happen.

[http://www.keepneighborhoodsfirst.org/what\\_is\\_short\\_term\\_rental\\_abuse](http://www.keepneighborhoodsfirst.org/what_is_short_term_rental_abuse)

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