



Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: File: 14-1635-S2**

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Etta Armstrong <etta.armstrong@lacity.org>  
To: edwin.grover@lacity.org

Thu, Apr 13, 2017 at 1:46 PM

Sent from my iPhone

Begin forwarded message:

**From:** Michael J. Capkanis <mcapkanis@gmail.com>  
**Date:** April 12, 2017 at 4:57:50 PM PDT  
**To:** councilmember.huizar@lacity.org  
**Cc:** etta.armstrong@lacity.org, sharon.dickinson@lacity.org  
**Subject:** File: 14-1635-S2

Dear Councilmember Huizar;

I am the owner of several properties leased as Short Term Rentals.

i believe my STR's provide great benefit to my community and to society as a whole.

- My STR's attract well-off visitors to my home town - visitors, generally on vacation and with plenty of discretionary dollars that make their way into the lives of so many of my neighbors.

- My STR's also generate tremendous tax revenue for the County of Los Angeles - LA taking 12% off the top line ! - effectively, a partner in my business.

My renters are generally up-scale families, or successful small businesses, whose housing goals cannot be met by the traditional means of hotel booking.

Most are large or extended families (frequently, coming BACK to their home town) to participate in the LA experience or to communally celebrate family milestones (birthdays, anniversaries, etc.).

Some are companies seeking to house and train small groups of employees in a close, team-building environment.

All one has to do is read the reviews of my past renters to appreciate that my renters do NOT detract from my community - but enhance and celebrate it!

And read some of the communications I have received from neighbors, expressing their delight in engaging with these interesting people.

I'm sure that there are a few, highly vocal, nousey-neighbor types whose voice exceeds their numbers... folks for whom "new" means scary... And, it would require no clairvoyance to guess that the hotel industry is lobbying hard to suppress competition.

But, this is a new, DIFFERENT, and burgeoning sector in hospitality.

\*\*\* Shouldn't the role of government be to encourage emerging economic modalities that have this level of potential to enhance the people's coffers AND create economic benefits for so many of its citizens?

PS Left unexplored are the benefits to other small business that serve mine... LIVELIHOODS depend on the success of my STR's - property managers and thier staff, housekeeping comapanies and their staff, contractors, plumbers, HVAC professionals, electricians, landscapers, pool maintenance, etc... The ripple effect is quite consequential !

Please feel free to contact me with any concerns or questions.

4/14/2017

City of Los Angeles Mail - Fwd: File: 14-1635-S2

Kind regards,

Michael Capkanis  
Altadena, CA  
818-519-0690



Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: Council File Number: 14-1635-S2**

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**Etta Armstrong** <etta.armstrong@lacity.org>  
To: edwin.grover@lacity.org

Thu, Apr 13, 2017 at 1:45 PM

Sent from my iPhone

Begin forwarded message:

**From:** Steven Jones <steven@bettershelter.com>  
**Date:** April 12, 2017 at 5:40:13 PM PDT  
**To:** councilmember.huizar@lacity.org  
**Cc:** etta.armstrong@lacity.org, sharon.dickinson@lacity.org  
**Subject:** Council File Number: 14-1635-S2

Dear Councilmember Huizar,

I am in support of **NOT** limiting number of allowed days for Short Term Rentals.

It concerns me greatly that some on City Council are being guided and making decisions based on two beliefs that are not supported by formal reports or statistics:

1. They incorrectly believe that STRs are a leading cause of the reduction in supply of affordable housing.
2. They incorrectly believe that STRs are degrading the quality of residential neighborhoods.

When properly set up and administered, Short Term Rentals bring visitors, family, former residents and temporary workers to our neighborhoods and communities while providing additional year-round business to local merchants, stores and service providers.

Additionally there are negative effects of a prohibition of short-term rentals:

1. Short-term rental visitors will choose to vacation in other cities that offer vacation rental accommodations.
2. These travelers and their families generally will not choose hotels if no short-term rentals are available.
3. It sends an "unwelcoming" message about how our community feels towards vacation visitors.

Please keep this in mind when making decisions and casting your vote.

Kind regards,  
Steve Jones

Steve Jones  
bettershelter  
<http://bettershelter.com/>  
323-286-7214



Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: Council File 14-1635-S2 (STR)**

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Etta Armstrong <etta.armstrong@lacity.org>  
To: edwin.grover@lacity.org

Thu, Apr 13, 2017 at 1:44 PM

Sent from my iPhone

Begin forwarded message:

**From:** Helen Hiroshima <helenhiroshima@gmail.com>  
**Date:** April 13, 2017 at 9:07:24 AM PDT  
**To:** councilmember.huizar@lacity.org, etta.armstrong@lacity.org, sharon.dickinson@lacity.org  
**Subject:** Council File 14-1635-S2 (STR)

Hi Councilmember Huizar,

I am writing an email for no limits be made for Short Term Rentals. My parents who are on the short term rental platform are retired, and have been renting out a guesthouse on the same property of their home in LA, and have had a wonderful experience hosting people from many countries. They as well as the guests have had a great experience together, but this has also helped them stay afloat to pay for their mortgage for their home. Without this, they would be forced out of their home as they do not have an income after my dad sold his business for pennies on the dollar during a struggling economy. My parents are immigrants with limited english capacity, and my dad retired at the age of 72 very worried about life after retirement. The short form rental platform has helped pay for the mortgage and my parents are grateful they are able to stay in Los Angeles.

I urgently ask that you please do not put limits for hosted stays where the host is on-site. This is not a vacation rental, but part of the home they live in. I understand vacation rental limits, but there is no reason for bedrooms or guesthouses to be limited because it does not take long-term housing off the market. I urgently ask on behalf of my parents.

Sincerely,  
Helen



Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: I support Short Term Rentals (Council File Number: 14-1635-S2)**

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Etta Armstrong <etta.armstrong@lacity.org>  
To: edwin.grover@lacity.org

Thu, Apr 13, 2017 at 1:43 PM

Sent from my iPhone

Begin forwarded message:

**From:** Zack Zarate <zzarate@gmail.com>  
**Date:** April 13, 2017 at 12:47:56 PM PDT  
**To:** councilmember.huizar@lacity.org  
**Cc:** etta.armstrong@lacity.org, sharon.dickinson@lacity.org  
**Subject:** I support Short Term Rentals (Council File Number: 14-1635-S2)

Hello Councilman Huizar:

I'm writing in support of STRs. As a homeowner and entrepreneur, times are getting tougher and money is getting tight—especially since I've just had a kid and another one on the way.

Home Sharing has allowed me to support my family and to build my business. If we limit it, I would need to close down shop, stop working from my home office (being with my family), lay off my neighborhood employees/contractors, and stop paying my local vendors to then work for corporate America.

I don't want the number of days allowed to short term lease to be limited. It doesn't make sense in my situation. A widespread, cookie-cutter ordinance is not a good fit for our unique district. More thought needs to be put into the types of short term places that are out there. I rent out a room in my house. Why would you limit that in any way? I also rent out a warehouse type of living situation that is zoned for non-rent controlled living. Think warehouse artist loft. I have friends that rent out their trailers and airstreams. I think this is perfect all year round and should not be limited.

The hotel industry is the main opposition here and they represent corporate America. Putting them before the people you represent is very similar to what Trump is doing with Internet Privacy, the Environment, Healthcare and many other issues that you're already aware of.

I've been a supporter of you since the beginning. Please represent my voice in this decision.

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Zack Zarate  
323.300.4414  
zzarate@gmail.com



Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: OPPOSED-CF 14-1635-S2**


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**Etta Armstrong** <etta.armstrong@lacity.org>  
 To: edwin.grover@lacity.org

Thu, Apr 13, 2017 at 1:44 PM

Sent from my iPhone

Begin forwarded message:

**From:** Adam Schwartz <adam@itrip.net>  
**Date:** April 13, 2017 at 9:31:57 AM PDT  
**To:** councilmember.huizar@lacity.org  
**Cc:** etta.armstrong@lacity.org, sharon.dickinson@lacity.org, councilmember.Englander@Sacity.org, councilmember.martinez@lacity.org, paul.koretz@lacity.org, councilman.bonin@lacity.org, councilmember.Blumenfield@lacity.org, councilmember.ofarrell@lacity.org, councilmember.Krekorian@lacity.org, councilmember.Fuentes@lacity.org, councilmember.cedilio@lacity.org, nmember.wesson@lacity.org, councilmember.buscaino@lacity.org, david.Ryu@lacity.org, councilmember.harris-dawson@Sacity.org, councilmember.price@lacity.org, garcetti@lacity.org, V1nce.Bertoni@lacity.org, mikefeuer@sbcglobal.net, sharon.dickinson@lacity.org, tom.rothman@lacity.org, frank.bush@lacity.org, john.biezins@lacity.org, pascal.challita@lacity.org, david.lara@lacity.org, lwatts@seyfarth.com, lwatts@seyfarth.com  
**Subject:** OPPOSED-CF 14-1635-S2

Dear Council-member Huizar,

I am the owner of iTrip Vacations Malibu.◆ My company only manages short-term vacation rentals (30 days or less). Many ordinances passed the last few years against the home vacation rental industry have not been well thought out and have caused irreversible damage to the livelihoods of many people and companies like mine. Cities should try to resolve issues associated with short-term rentals instead of passing laws to squash the industry and locally owned companies. It appears many ordinances and laws are passed as an easy way out and to make complaining residents happy, without looking into ways that short-term rentals benefit our local economy. Mr. Hizar, we're looking at hard-working people like me, my company, and my livelihood being wiped out with the stroke of a pen. Why would anyone want this to happen when there are ways to alleviate the issues at hand?

My short-term vacation property company implements strict rules and procedures, which are written into my Renters Contract that addresses the issues city ordinances and laws try to destroy. For example, I do not allow anyone under the age of 25 to rent our properties. I do this for many reasons, but preventing parties is a top priority. We also include direct and strict language regarding the number of people allowed in our properties and always include the noise ordinance for the city.



Another process I exercise with every property we manage is to meet neighbors and obtain as much contact information as possible. I encourage property owners to let their neighbors know they are renting their property as a short-term vacation rental, and more important, to communicate they have a professional property manager



administering the process, and our rules do not allow parties or large gatherings at their property. When meeting their neighbors, I communicate my contact information and emphasize how I prevent clients/guests from disturbing or lowering the quality of life of surrounding neighbors. Rental homeowners and their neighbors know they can contact me directly, 24-hours a day, seven days a week, so I can monitor what takes place. I also share the language in my Renters Contract as proof.

Over the past 6 years, I have had little to no issues with parties or neighbor complaints. Neighbors have called me a few times, and I promptly resolved the situation to their satisfaction. The bottom line is: We take care of issues before they happen. We maintain open and clear communication with neighbors and show their quality of life remains a top priority. If implemented, this process should alleviate complaints most cities have received over the past few years. Many residents making these complaints refuse to discuss solutions that benefit everyone involved. They want individual satisfaction without considering that small business owners' livelihoods and companies are at stake.

Before passing a law or ordinance that damages local businesses and our economy, consider creating a committee in this industry. Concerned property owners and managers could work together, list problems and issues, and find solutions to prevent these issues from reoccurring. Through these efforts, we can eliminate the issues listed above, prevent additional problems and build a stronger community. The committee could also suggest ordinances or laws that address properties that do not abide by the rules created by your committee. This way, you allow existing short-term rental companies and property owners the chance to prove they can find real-world solutions for everyone involved. If specific properties cannot, then new ordinances will address these situations without effecting the entire industry, as you are proposing currently.

Best regards,

**Adam Schwartz**

Owner, iTrip Vacations Malibu

818.434.3028

adam@itrip.net



**itrip**vacations



Google Groups

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**Fwd: File Number: 14-1635-S2**

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**Sharon Dickinson**

Apr 13, 2017 7:45 AM

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

From: **nuel** <thecottagesla@gmail.com>  
Date: Wed, Apr 12, 2017 at 4:15 PM  
Subject: File Number: 14-1635-S2  
To: councilmember.huizar@lacity.org  
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

*Dear Council member Huizar,*

*I am writing you regarding short term rentals. I would like to inform you of my support in this arena. I believe just like Uber, this is a much needed experience in our city. Please support short term rentals as we move forward and realize that it gives people visiting our city an entirely different experience and brings a lot of money to our various communities along with employing lots of people.*

*Thank you,*

*Nuel Tate  
1900 North Oxford Avenue  
Los Angeles, CA 90027*



## Google Groups

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**Fwd: Council File Number: 14-1635-S2**

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Sharon Dickinson

Apr 13, 2017 7:46 AM

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

From: **Eve Reynolds** <reynolds.eve@gmail.com>  
Date: Wed, Apr 12, 2017 at 5:19 PM  
Subject: Council File Number: 14-1635-S2  
To: councilmember.huizar@lacity.org  
Cc: Etta Armstrong <etta.armstrong@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>

April 12, 2017

Councilman Jose Huizar

Re: Short Term Rentals – “Home-sharing”

Dear Councilman Huizar,

Thank you so much for your excellent service to our beloved community. We are writing to urge your support for not limiting the amount of days that homeowners may offer their extra bedrooms for rent on a short term basis.

The proposed HomeSharing Ordinance before the city of Los Angeles proposes to limit homesharing to 180 days out of the year, which poses a hardship both to the homeowner who needs to make a living 365 days out of the year.

More importantly, we argue, this limitation severely limits the income the City of Los Angeles will make not receiving the 14% transient occupancy tax it otherwise would receive, were the city to allow this tax to be charged 365 days out of the year.

Check this. It was reported in Curbed L.A. that since August, 2016, when the TOT tax went into effect for the short term rentals, we (the short term rental community) have raised over \$13 million dollars (\$13,000,000) for the City of Los Angeles.

We understand that the Mayor has earmarked a portion of this money to combat homelessness in our streets, and we applaud this use of funds. We would argue that this is the perfect use for the Transient

Occupancy Tax, and because of the dire need to house our burgeoning homeless populations, that we should expand the collection of the tax by not limiting the amount of days that home-sharing can occur within the City of Los Angeles.

Simply stated, if the proposed home-sharing ordinance is passed as it is currently drafted, it will limit our income streams to about half. It will also limit the City's ability to collect these taxes, to about half the amount they would be without the limit.

We know that the hotel industry is trying to wipe out the short-term rental industry, but we think that the STR community provides the type of down-home, small scale, subjective, residential experience that the hotels can never offer. Nor can we truly ever offer a hotel experience – sterile, conventional, predictable, large scale, cosmopolitan.

These two types of experiences – STRs and hotel living – are part and parcel of the many varied offerings our City makes to those visiting Los Angeles for business and personal reasons. We should expand these opportunities for all, not just for some.

As you do, we love Los Angeles. We are responsible hosts, and believe home-sharing makes for a better community. We enjoy the fact that our guests are spending their money at our neighborhood establishments, and that they are paying 14% TOT tax on top of the rental here, so that our city receives benefit.

We would ask you and the City Council to take one last look at cutting off its income stream with the 180 day limit on STRs. This 180 day limit is arbitrary and onerous. In what other industry is there a limit on the amount of days one can make a living?

But more to the point of this letter, it should be a priority of the City Council to maximize the TOT taxes collected from whatever STR source in order to provide homeless and other services to our communities.

Respectfully submitted,

Eve Reynolds & Jamielle Stanley

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Eve Reynolds  
**Arcolution**  
*Evolution in Architecture*  
3027 Windsor Ave.  
Los Angeles, CA 90039-3035  
Cell (818) 915-2219