



Edwin Grover <edwin.grover@lacity.org>

Fwd: 14-1635-S2

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

Fri, Apr 14, 2017 at 8:11 AM

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

From: **Steven Jirucha** <sjirucha@gmail.com>
Date: Fri, Apr 14, 2017 at 8:10 AM
Subject: 14-1635-S2
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Councilman Huizar

I am against any further restriction of short term rentals. Short term rentals are raising lots of revenue for the City of Los Angeles and are a major supporter of lots and lots of surrounding small businesses. Very few of them are causing problems with neighbors.

Please do not put restrictions on the maximum number of days that can be rented short term.

All the Best

Steven Jirucha

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Etta Armstrong
Commission Executive Assistant I
Department of City Planning
T: (213) 978-1300 | Direct: (213) 978-1128
200 N. Spring St., Room 525
Los Angeles, CA. 90012



Edwin Grover <edwin.grover@lacity.org>

Fwd: 14-1635-S2 Comments on Short Term Rentals

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

Fri, Apr 14, 2017 at 8:12 AM

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

From: **Lisa H** <regenerationent@gmail.com>

Date: Thu, Apr 13, 2017 at 9:20 PM

Subject: 14-1635-S2 Comments on Short Term Rentals

To: Councilmember.huizar@lacity.org, etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Dear Lawmaker,

I live in Los Angeles. I am a third generation Los Angelino - my grandmother remembered when Fairfax Ave. was a dirt road. My family owned the first brick building on Melrose Ave.

We have seen Los Angeles go through several changes. From neighborhoods changing to the city's growth from farms to houses to sprawl. Reinvention and change is part of Los Angeles' history.

I am very concerned and unnerved about horrible legislation being considered to remove Costa-Hawkins and replace it with a draconian rent control law that I fear will extremely exacerbate our housing crisis. Bad policy created this crisis. Even worse policy will create horrible results.

When the Northridge earthquake struck, a well meaning but policy clueless California assembly issued a mandate that all developers be liable for 10 years for multi-unit dwellings. As a result, developers started building single family residences over apartments. SFRs use a greater footprint per person and, as a result, started a trend that ate up most of the excess land available for development. Given the outdated zoning restrictions in Los Angeles that do not allow for certain types of mixed use or multi-family dwellings, Los Angeles is becoming more crowded and the residents and growing number of new arrivals to the city, crowded out.

THIS IS NOT THE FAULT OF PROPERTY OWNERS! THIS IS A CONSEQUENCE OF BAD POLICY CREATING BAD OUTCOMES.

There are over 110,000 homeless in my city. There are only 4500 short term rental units in Los Angeles. These range from spare bedrooms to houses. This meager amount of housing will not even make a dent in our housing shortage. It will not alleviate our homeless problem. **IT IS A SCAPEGOAT EXCUSE** for the unwillingness to change outmoded policy and indicative of a lack of progressive and innovative ideas to address this problem.

Making us a scapegoat will not solve your problem. It will only make the problem worse because it is not being addressed.

We need **MORE HOUSING**, not more restrictions to development. **WE** need more density, not catering to **NIMBYS**.

Los Angeles is the second most populated city in America. I believe that it will one day be the most populated city in the country. Our weather alone is a major attraction. That our city leaders are not preparing for this eventuality is a short sighted failure on their part.

As I previously stated, my family's history in Los Angeles goes back over 4 generations. I'm insulted that present lawmakers believe that LA is any less important a city than New York, San Francisco, Boston, Sydney, Hong Kong, Paris, Singapore, Seoul, London, Oakland, Brooklyn and many other cities than have higher rents

than we do. Because we are a popular and influential city, our real estate is high. Were it not so popular, it would not be so.

Here are some things that I believe will make a difference in alleviating housing shortages and thereby creating more supply to lessen demand and prices:

Lower the minimum square footage for a dwelling. Allow micro housing throughout the state, particularly for areas with a large homeless population. Decrease spaces to 110 to 160 square feet. Allow for less parking near metro lines.

Eliminate zoning restrictions without a variance in commercial and industrial areas. Allow increases in height to maximize density with considerations to fire safety.

Allow for 'granny units' and secondary dwellings in SFRs. Most backyards are not being used - why not have a small backyard unit to rent out?

Create a process for garages and secondary structures to become 'short stay' units.

Allow homeowners to receive vouchers that are given to people in lieu of motels. These stays will more than likely create some long term opportunities for some people. It will also be a testing period for landlords. Even though the number of short term to long term transitions may be less than 10%, it is better than the 0% that renting at a motel returns.

Consider allowing renters to occasionally rent out their units (apartments, houses, etc.). Many renters now rent occasionally simply to afford their living spaces for the rest of the year.

It isn't as though the housing shortage wasn't expected. The CRAs around the state projected housing shortages that are manifesting today. The budget for CRAs were taken by Gov. Brown to deal with the state's fiscal crisis. But the problem remains and is not going away. It will only become worse with time.

Thank you for your consideration,

Lisa Henschel
Los Angeles resident
909 833 1332



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Edwin Grover <edwin.grover@lacity.org>

Fwd: Council File Number: 14-1635-S2

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

Fri, Apr 14, 2017 at 8:18 AM

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

From: **Vicky Judah** <vickyjudah@yahoo.com>
Date: Fri, Apr 14, 2017 at 8:10 AM
Subject: Council File Number: 14-1635-S2
To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>
Cc: "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Councilmember Huizar,

I am writing to invite you to visit our vacation rental.

Yes! You would be proud to see how we have turned a run down cockroach filled building into a delightful, comfortable and stylish home.

We host grandparents and parents who visit the local area and eat in our local restaurants and support the local economy,

We support government workers who are working in the Valley and have come with their family and need a longer term home.

Many times we have hosted disabled travellers who have told us they could not have come to stay without the option of a home which allows for their disability or sickness.

And patients recovering from treatment at our local hospitals.

Our housekeeper and all our service providers are spanish-speaking local community members who benefit hugely from the additional work this brings them.

We pay thousands of dollars each year in lodging tax which supports our communities.

Our neighborhood benefits from a clean and rentable home which makes them feel more safe and stable in their homes.

Thank you for supporting our community housing with our short term rentals.

Vicky Judah
Sherman Oaks.

Etta Armstrong
Commission Executive Assistant I
Department of City Planning



Edwin Grover <edwin.grover@lacity.org>

Fwd: Short- term rental restriction / Council File Number: 14-1635-S2 4/14/17

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

Fri, Apr 14, 2017 at 8:28 AM

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

From: **Robert Greene** <krjrm5@gmail.com>
Date: Fri, Apr 14, 2017 at 8:24 AM
Subject: Short- term rental restriction / Council File Number: 14-1635-S2 4/14/17
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org, Joanie Pearson <cmpplust@gmail.com>

To : Councilmember Huizar

Re: Short- term rental restrictions

Dear Councilmember Huizar,

Short-term rentals allow many in Los Angeles to earn income. These activities also support numerous other related entities and individuals. This is true in Los Angeles and other cities in the US and the world

Therefore restrictions on the number of days allowed for short- term rentals must not be restricted. We need to move to increase the number of days, not decrease them.

Please listen to the people !

Thank you

R Greene
Sherman Oaks, CA



Etta Armstrong
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Los Angeles, CA. 90012



Edwin Grover <edwin.grover@lacity.org>

Fwd: personal story about airbnb

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

Fri, Apr 14, 2017 at 9:11 AM

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

From: **Amy Bernays** <rivergatehouse@gmail.com>
Date: Fri, Apr 14, 2017 at 8:59 AM
Subject: personal story about airbnb
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org, jesse@la-stra.org

Hi,

re 14-1635-S2

I am a Mother of two school age kids. I host guest from all over the world at my Estate with 5 airbnb and VRBO listings. I fulfill a need in the community, I provide a safe, pleasant home form home for traveling families, workers here on short contracts, grand parents coming for the birth in the family, your brother-in-law visiting for a friends wedding. I am a hub of caring and sharing in a world where there is too little this kind of thing.

Renting out my house has supported me and my family, allowed me to stay at home rather than take a job outside the home, and most imprtantly, alowed me to be the best Mother I can be. please dont take that away and give it to big business Hotels.

thank you

Amelia

Links

<http://www.vrbo.com/708660> estate<http://www.vrbo.com/712356> rivergate<http://www.vrbo.com/488798> dillard<http://vrbo.com/465113> oleard<http://www.vrbo.com/479934> channing

airbnb

<https://www.airbnb.com/rooms/6132998> Rivergate house<https://www.airbnb.com/rooms/1316362> Channing House<https://www.airbnb.com/rooms/1233330> dillard's Pool House<https://www.airbnb.com/rooms/992786> O'Learys Pool Cabin<https://www.airbnb.com/rooms/6211632> the whole Rivergate Estate

experience https://www.airbnb.com/experiences/20891?_branch_match_id=185765804816530780

http://www.tripadvisor.com/VacationRentalReview-g32431-d4993970-Cabin_in_Griffith_Park_with_pool-Glendale_California.html

http://www.tripadvisor.com/VacationRentalReview-g32431-d4991434-Pool_House_in_North_Griffith_Park-Glendale_California.html

http://www.tripadvisor.com/VacationRentalReview-g32431-d4994080-Channing_House_on_Private_Estate_w_Salt_Water_Pool-Glendale_California.html

http://www.tripadvisor.com/VacationRentalReview-g32431-d6563113-Rivergate_House-Glendale_California.html

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Edwin Grover <edwin.grover@lacity.org>

Fwd: Council file number 14-1635-S2 regarding Short Term Rentals

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

Fri, Apr 14, 2017 at 10:33 AM

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

From: <wcrimp@aol.com>
Date: Fri, Apr 14, 2017 at 10:21 AM
Subject: Council file number 14-1635-S2 regarding Short Term Rentals
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Dear Councilmember Huizar --

Please do not limit the number of days that an STR may be rented. Many times people rent STRs because they have a full kitchen, etc. and they can do a mixture of cooking at home and eating out. For example – in the past most of my STR rentals have been for 2-3 weeks because that would be a really long time to stay at a hotel and eat out 3 meals a day. I have also had STR rentals to people who are moving from one apt to another and they have a gap with no housing that is not over a month but is a few weeks. So there is a lot of utility to providing flexibility in this area. This initiative would adversely impact visitors to the area as they would be forced to stay out of the city in order to find affordable alternatives and commute. Likely they would also result in lower tax revenues for the city and lower revenues for local businesses.

Thanks for your consideration. I support Short Term Rentals as a viable alternative to visiting our area.

Wendy

Wendy R. Crimp BSN, MBA, CPHQ

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Edwin Grover <edwin.grover@lacity.org>

Fwd: PLEASE SUPPORT SHORT TERM RENTALS - 14-1635-S2

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

Fri, Apr 14, 2017 at 10:33 AM

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

From: **mia mcglynn** <miamgm@gmail.com>
Date: Fri, Apr 14, 2017 at 9:47 AM
Subject: PLEASE SUPPORT SHORT TERM RENTALS - 14-1635-S2
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Dearest Council Member Huizar,

Short term rentals have changed my life. It saved me from the last housing crisis. My property taxes are huge. How is it possible that others want to control who can stay in my home?

PLEASE support us with this cause.

Best,

Mia

*Mia McGlynn
Broker
Pacific West Coastal Properties
310-975-5397 p
562-286-6494 f
bre# 00924346*

*C2 Financial Corporation
nmls# 342738*

**Etta Armstrong
Commission Executive Assistant I**