



Edwin Grover <edwin.grover@lacity.org>

## URGENT\*\*, I'm a home owner and this means a lot! ...Comments on Proposed Home-Sharing Ordinance CF#14-1635-S2

Greg Christman <gmaaan@gmail.com>

Sun, May 14, 2017 at 2:07 PM

To: Sharon Dickinson <Sharon.dickinson@lacity.org>, etta.armstrong@lacity.org, edwin.grover@lacity.org

Cc: Matthew Glesne <matthew.glesne@lacity.org>

Greetings Sharon, Etta, Edwin and Matthew!

First off, I'm writing this on Mothers day - this means a lot to me! Please consider the following...

I'm a Pastor, Community organizer, and Religious Director at USC. I have 3 kids and we're a AirBnb Hosts. I say we, because we value EQUITY, and we train our kids to be hosts - which they love doing!

Thank you for sending out the draft ordinance. Unfortunately, We are disturbed by the limit on home-sharing. Please RECONSIDER the following.

You should know, we are eager for parts of the ordinance; to begin and for us to have clear rules to abide by, such as the requirement to register as a home-sharing host, as well as the "Host Requirements" listed under Section E. We have been eager to comply with city law. We have paid the TOT for all of our home-sharing activity since starting back in January of 2016 (even when it was unclear! we are eager to be tax-abiding citizens!).

However, there are a couple items that disturb us. Our guest house is approximately 500 square feet and contains a bed, and bathroom. It is a separate structure from our main house and provides privacy for guests. There are many Airbnb listings that are just like ours, so the notion that Airbnb is removing long-term housing from the market is totally false, because many of the Airbnb listings (like ours) could not be used for long term housing.

Now - to address the items on the Draft Ordinance that concern me: **The item of greatest concern to me is Item #3 under Section D - Prohibitions: the limitation of HomeSharing to 90 days per calendar year.** What is the reason for this limitation? This is unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015. These rentals provided essential income for my family which has allowed us to continue paying our mortgage and stay in our home. As respectful citizens, we ensure that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, **there should be no limitation on the number of days permitted to home share.**

We believe that by implementing this limitation, the City of Los Angeles will lose respect, we preach and teach EQUITY. Guests who stay in our guest house have informed me that they would not otherwise be able to travel to LA were it not for affordable rentals on Airbnb.

**We respectfully implore you to please re-consider the 90-day Home-Sharing limitation.**

We greatly appreciate the opportunity to contribute.

Greg, Julie, Cana, Carmel and Coura

---  
Greg Christman, MSOD  
Pastor and Community organizer  
University of Southern California  
Religious Director  
c: 323.632.5377  
gmaaan@gmail.com  
South LA Christian Life  
www.southlachristianlife.org

## Google Groups

---

### Fwd: CF 14-1635-S2

---

**Sharon Dickinson**

May 12, 2017 7:30 AM

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

From: **Raymond Klein** <rklein908@gmail.com>

Date: Fri, May 12, 2017 at 12:44 AM

Subject: CF 14-1635-S2

To: Sharon.Dickinson@lacity.org

City Clerk,

Please file the attached letter in the Council File for the Home Sharing Ordinance matter -- CF 14-1635-S2

Thank you

Raymond Klein



PO Box 49427 ✦ Los Angeles, California 90049 ✦ info@brentwoodhomeowners.org

May 11, 2017

The Honorable City Council of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012

via email to: Sharon Dickerson

**Re: Opposition to Home Sharing Ordinance**

Council File: 14-1635-S2;

Case: CPC-2016-1243-CA; ENV-2016-1277-ND

Dear Honorable Members:

**The Brentwood Homeowners Association\* opposes any change in the current zoning laws under which short-term rentals in residential areas are illegal.**

Legalizing short-term rentals would have the following significant adverse impacts, among others: public safety would be affected by a constant stream of strangers for half the year (including Neighborhood Watch programs, Red Flag violations and new risks in High Fire Hazard Severity areas), increased parking and traffic and air pollution on residential streets, undue noise from vacationers and party houses, trash and litter problems, and incentives to increase new development and construction of accessory dwelling units for the purpose of short-term rentals.

If the City continues to consider a Home Sharing Ordinance, the Brentwood Homeowners Association urges the City to make the following changes to mitigate the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods, as follows:

- **60 day limit.** Permitting short term rentals for 180 days in a year is excessive; a maximum of 60 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such a host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood;
- **Host must be on premises.** It is critical that the Home Sharing Ordinance include a requirement that the “Host” (as defined in the Home Sharing Ordinance) live on

(continued next page)

site in the Primary Residence (as defined in the Home Sharing Ordinance) during any period when the Primary Residence is being used to provide temporary lodging for compensation; this requirement will help ensure accountability of both the Host and the lodger to neighbors and curtail the use of the residence for disruptive activities in the neighborhood;

- **Private Right of Action.** Because neighbors and neighborhoods are directly impacted by any violations of the Home Sharing Ordinance, the Home Sharing Ordinance should include a private right of action so that those impacted by violations of the Home Sharing Ordinance can seek to specifically enforce it, and so that violators are held accountable to those who suffer from such violations. Such right of private action should also include a provision allowing the prevailing party to receive attorneys' fees and costs, in order to keep all involved honest in bringing any action; and
- **Limit on number of renters.** The number of temporary lodgers in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.

Respectfully submitted,

Brentwood Homeowners Association

*Raymond Klein*

Raymond Klein, President

Copied to: Mike Bonin, Tricia Keane

\* The Brentwood Homeowners Association has been in existence for over 70 years and represents about 3,200 single family residences in the 90049 zip code.