



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-16334-S2

1 message

wellnessbrook@yahoo.com <wellnessbrook@yahoo.com>

Fri, May 20, 2016 at 8:20 PM

To: mayor.garcelli@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org,
councilmember.wesson@lacity.org, david.ryu@lacity.org, Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

The council file number: CF#14-1635-S2

The planning commission file number: CPC-2016-1243-CA

Hi there!

I write to you as a taxpayer and concerned LA resident. I am glad you are looking at home sharing and making it legal, but I urge you to reconsider the 90 day limitation and strict registration process. I value the additional revenue home-sharing sites bring to Los Angeles and would hate for the millions of extra dollars be taken away because the hotel lobbyists have more money than my neighbors in Sherman Oaks do. I do not rent in my home, but would like my neighborhood and Los Angeles to take advantage of this incredible opportunity. With the 90 day restriction, I know many home-sharers will not be able to keep their homes.

Please reconsider the ordinance and rewrite it to not have a limitation of days and allow hosts to register easily and effectively online.

Thank you,

Maxine Brooks

4218 Hazeltine Avenue,

Sherman Oaks, CA 91423



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

Krizia Flores <krizia@kriziaflores.com>

Fri, May 20, 2016 at 7:21 PM

Reply-To: krizia@kriziaflores.com

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.fuentes@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Council file number: CF#14-1635-S2

Planning commission file number: CPC-2016-1243-CA

Hi, I'm a host in Sylmar who will be affected by the proposed Draft Ordinance.

I would like to start out by saying that I am very excited that an ordinance has been drafted - I (and many Airbnb hosts) are very eager for regulation to begin and for us to have clear rules to abide by. Overall I feel that the ordinance has a number of excellent items included such as the requirement to register as a home-sharing host, as well as the "Host Requirements" listed under Section E. I am also glad that all Airbnb hosts will be required to pay the Transient Occupancy Tax. In my own personal efforts to comply with city law.

However, there are a couple items that deeply concern me. Before I address these, I would like to share some background on my Home-Sharing story:

I run the Airbnb guest house for my two working parents. We have rented the guest house prior to Airbnb to family members and craigslist posts in the past. We decided to switch to Airbnb because we have had problems with rent not being paid on time or at all. This was causing a huge problem that led to two evictions and almost losing the property. My parents rely very much on the rent of our guest house to make a mortgage payment or pay for my twin sisters schools (both are leaving to college this fall). This is their first purchased home and they have gone through a lot to be able to finally become home owners. Airbnb has allowed us to keep our home and live with a little less stress. Our guest house is small, and its connected to our house. We have rented to different people/families. Some here on vacation, some waiting on their escrow to close, others on location for shooting films, and even a nurse from the east coast who was here to volunteer at one of the near hospitals. They have all treated our home with so much care and respect. We have spoken to our neighbors and they are completely fine with us renting our guest house via Airbnb.

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

These seem unnecessary with hotels in LA reaching a record year in revenue for 2015. Our guest house is rented for short stays and its usually people who are in a crunch to find a place because their escrow hasn't closed. Others have been emergencies like the huge gas leak that happened in Porter Ranch. Most hotels were booked for families, a few had no other choice but to use Airbnb to find a secure safe place for their families to live in while that dangerous leak was taken care of. We have had other rentals that are simply people searching for neighborhoods they would like to move into, a few are east coast guest who want to experience what its like to live in SoCal. The 90 day limitation will affect us as this income is a primary source to pay our mortgage and a few other bills on time. We take our Airbnb hosting very seriously. We all help clean and set up our guest to be as comfortable as they can be. Hotel do not have to limit their rentals to 90 days, why do home-sharing host have to? We as host are in compliance with ALL other requirements of the ordinance there should be no

limitation. If a host ensures 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. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue. Guests who stay in my guest house have informed me that they would not otherwise be able to travel to LA. Home-sharing allows low-budget tourists to bring their tourism dollars to Los Angeles - funds that would otherwise be lost to more affordable travel destinations.

The second item that concerns me Item #5 under Section D - Prohibitions: No person shall offer or engage in Home-Sharing in any part of the property not approved for residential occupancy, including but not limited to a vehicle parked on the property, a storage shed, recreation room, trailer or garage or any temporary structure like a tent.

Although this issue does not apply to my personal situation, I think it is an unfair limitation. If a person wants to rent their RV and there is demand for such a rental, and the Host is otherwise in compliance with ALL the standards of the ordinance, then there should be no reason to restrict this type of rental.

As an active Aribnb guest and host Please re-consider this limitation, as it would much affect many of us.

Thank you very much for taking the time to consider my comments. I greatly appreciate the opportunity to contribute.

Sincerely,

Krizia Flores

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Krizia Flores

//// 818.359.5325

//// krizzzo.vsc0.co

Elizabeth C. & Viktor C.
Los Angeles, CA 90024

CF#14-1635-S2

CPC-2016-1243-CA

May 20th 2016

To Whom It May Concern:

My husband and I are recent homeowners (since January 2016) and the income we generate from home sharing ultimately pays our mortgage—in fact I do not think we would even be able to own a home with out the added income. We home share in a historic a residential neighborhood full of professionals, families and professors near Westwood Village & UCLA. Many of our guests are traveling professors and students from all over the world that are looking for comfortable short term housing that can accommodate their families. They are looking for a home away from home for the time they are visiting—a place they can have a regular daily routine—a kitchen to cook in, a dining table to eat together at etc. We recently had an Ethnomusicology professor and his sweet family from Australia stay at our place—he and his family appreciated having all the comforts of home. Coming up in June, a traveling professor from Italy and is family will stay at our place—he has asked to stay months in advance so he can secure a place where his family can be close to UCLA and have normal family routines.

I want to continue to be a homeowner, I want to continue to meet interesting people from around the world who contribute to our cities infrastructure (teaching Angelenos, contributing to the economy etc.)

Please make the registration process simple, provide looser restrictions on how many living spaces you can share and do not limit having guests to 90 days.

I want to work with the city, but please consider my life and how these restrictions will make it difficult for me to my bills and make my mortgage payments.

Thank you for your consideration.

Sincerely,
Elizabeth C.
cozycozybird@yahoo.com
310-503-9146



Sharon Dickinson <sharon.dickinson@lacity.org>

SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

Susan <tiffanyblue722@gmail.com>

Fri, May 20, 2016 at 9:20 AM

To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Councilmember Bonin:

I would like to applaud the work of you and your staff, as well as those in the Department of City Planning for the recently-released short-term rental ordinance. After years of frustration, I feel that the city is taking an affirmative step forward to control the negative impacts of the short-term rental industry.

The proposed language will help protect neighborhoods and preserve affordable and RSO housing. The ordinance holds host and platforms accountable, but still allows people to make their ends meet if needed.

I would also like to see some additional language to deal with short term rentals who rent to pets. In short, they are running a short term kennel and becoming a nuisance in our neighborhood. The renters let their dogs roam free and bark incessantly. There are NO dog barking nuisance laws to deal with this and there needs to be.

I look forward to this ordinance being implemented in coming months.

CC:

Matthew Glesne, Department of City Planning
Claire Bowin, Department of City Planning
Tricia Keane, Office of Councilmember Mike Bonin
Justin Wesson, Office of Councilmember Herb Wesson
Sharon Dickinson, Office of City Clerk

Sent from my iPad

05/20/2016

Why I find Airbnb Short Term Rentals Valuable

I have been an Airbnb host for 3 years in my 1927 Spanish house. Originally, I started to earn extra money to support my business, which has been slow and to maintain my house, which is old and needs repairs. Much of the money that I receive from Airbnb goes toward giving more work to:

- Housekeepers
- Gardeners
- Handymen
- Plumbers
- People to meet new guests and give them a key.

Because I am a single person who works at home, I have enjoyed connecting with the diverse guests who have stayed with me, for the following reasons:

- Business meetings
- Visiting family member at the nearby hospital
- Visiting family member who lives nearby and does not have room
- Sightseeing in an area that they do not need a car
- Considering moving to LA and want to check out the area.
- Interim place to stay until they find an apartment.

I have never had a problem with any of my guests, they have all been quiet, clean and respectful. I offer them advice on what to do and where to go, sometimes.

Airbnb has become really valuable in my life. I have benefitted from the increased income and the social interaction. The city has benefitted also, because more people can visit, some have moved here after their short term stay.

I hope that the ordinance that has been proposed does not pass in its current form. The hotels would like to limit the number of Airbnb rentals, but in my neighborhood there are not that many hotels and most of them are very expensive. I agree that the city should charge tax, I disagree with these parts of the ordinance:

- Having to register all the details about our hosting with the city, I think that should be private. It scares me that we have to have a registration number on our profiles. No other city requires that much detail from their Airbnb hosts.
- Only being allowed to rent in our own homes for 90 days of the year. To me, this is unnecessary. The city could get more taxes from the rentals if they allow rentals year-round.

Please reconsider this proposal and consider what Airbnb has done/will do for the city.

05/20/2016

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org,
councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org

CC: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

RE: CF#14-1635-S2,

CPC-2016-1243-CA

Dear Mayor Garcetti, Councilmembers, et al.,

I have lived in my home for 16 years. After my son moved out on his own 2-½ years ago, I began hosting guests in his old room. I've enjoyed meeting incredibly interesting people from all over the world, some of whom have become very good friends.

This ability to share my home has made it possible to remain in my house, as freelance photography opportunities have drastically declined since the 2008 recession. If home sharing is restricted to 90 days per year, I will become homeless. I'm from Berlin/Germany and do not have family nearby, or friends who are able to take me in for extended periods of time.

My guests enjoy local business, including restaurants and plenty of shopping within walking distance. My neighbors have never been disturbed or complained about my guests and I pay the appropriate taxes to do this. I ask that you all keep home sharing available the whole year around, so that hosts like me can stay in their homes and welcome others to patronize the local economy.

Loa Angeles is one of the most expensive places to live in the world. Please do not force out residents, who are doing all they can to support their community.

Thank you for your consideration.

Sincerely,

U.V.



Etta Armstrong <etta.armstrong@lacity.org>

Homeowner - S. Naczinski / Response to Home Sharing Draft Ordinance CF#14-1635-S2

1 message

Stephen Naczinski <stephen@nacz.com>

Wed, May 18, 2016 at 6:25 PM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.blumenfield@lacity.org
 Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Regarding: The Proposed Home Sharing Draft Ordinance

CF#14-1635-S2 and CPC-2016-1243-CA

Dear Mayor Garcetti, Council Members, & Planning Department,

I am writing to say **I strongly AGREE with the proposed Ordinance rule to only “permit Home-Sharing in a Host’s primary residence.”** I feel this single rule will significantly reduce most, if not all of the bad actors, and help protect our neighborhoods, while addressing the low income housing concerns.

I am a Woodland Hills homeowner of over 20 years - with a proven commitment to protecting and improving my community, including:

- Vice-Chair of the Woodland Hills / Warner Center Neighborhood Council (2007-2009),
- Member, for almost five years, of the Community Advisory Committee for the LA-Warner Center 2035 Plan (2008-2013)

I know that powerful forces fight for their interests. In this case, I feel I am in a unique position to speak for those who must not be forgotten - **the responsible homeowners struggling to survive through tough times.**

With a family of four, including my wife of thirty years, a son recently graduated from UC Berkeley and another son in the second year at a local junior college, times have been challenging over the last several years.

My wife, as a LAUSD elementary teacher, lost her job during the “Great Recession” and I lost my job as Manager of the UCLA Department of Chemistry & BioChemistry. Since then I have also had open-heart surgery, as well as a hip replacement.

My wife has since gotten her teaching job back with LAUSD. But as for myself, being over 60 years old and with my medical record, I have been treated by the marketplace as old, broken and sadly unemployable. **Until I discovered Airbnb.**

When my older son moved out of the house we had a vacant room and he suggested we try home-sharing via Airbnb to help the family financially recover from the Great Recession by helping pay off debt, the mortgage, and help fund my younger son’s current college education. Since my younger son has been out of our house on an internship we offer his room too on Airbnb.

Airbnb Home-Sharing in our house allows me to work at home, at my own pace, where I can employ my proven professional and people skills to generate ongoing income from an asset (our home) we have invested in for over 20 years. We have a preprinted list of our favorite local restaurants & shopping highlights, and additionally steer Guests to the many beaches, parks and LA tourist attractions. We find our role as Hosts engaging and feel privileged to act as “Ambassadors” for Woodland Hills and Los Angeles as a whole.

Being an Airbnb Host has been a lifeline for our family and it would be devastating to us if we lost the ability to

generate consistent Airbnb rental income.

Two LIMITS in the current draft Ordinance put the viability of Home-Sharing in jeopardy:

I respectfully request the Ordinance NOT LIMIT:

1. **NUMBER of Hosting DAYS per year** for Host's sharing their Primary Residence
2. **NUMBER of GUEST ROOMS** allowed in a Host's Primary Residence

As an ALTERNATIVE OPTION, the Ordinance CAN WAIVE THE LIMITS - ONLY for Hosts concurrently living in the same listing that it's sharing - or they provide proof of active supervision/oversight of Guests during their stay. This will help ensure enforcement of the rules and positive neighbor relations.

We ask you to please take these steps to help ensure Home-Sharing is a viable lifeline and is allowed to contribute to a better life for all.

Thank you,

*Stephen S. Naczinski
Woodland Hills, California 91367
818.917.3882 Mobile
stephen@nacz.com*