



Sharon Dickinson <sharon.dickinson@lacity.org>

To Sharon Dickinson for Posting as Public Commentary regarding CF-14-1635-52 - Please direct to PLUM Committed for Distribution

S Gendel <sgendel@aol.com>

Mon, Jun 12, 2017 at 5:09 PM

To: Mayor.garcetti@lacity.org, Vince.bertoni@lacity.org, claire.bowin@lacity.org, matthew.glesne@lacity.org, ashley.atkinson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.krekorian@lacity.org, matt.hale@lacity.org, john.popoch@lacity.org, councilmember.ryu@lacity.org, nichoias.greif@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, jim.dantona@lacity.org, alexis.marin@lacity.org, councilmember.harris-dawson@lacity.org, Keep Neighborhoods First <keepneighborhoodsfirst@gmail.com>, Joanne.kim@lacity.org, rachel.brashier@lacity.org, iyneil.washington@lacity.org, councilmember.price@lacity.org, paioma.perez@lacity.org, marisa.alcaraz@lacity.org, Susan.wong@lacity.org, councilmember.wesson@lacity.org, justin.wesson@lacity.org, Councilmember Bonin <councilmember.bonin@lacity.org>, Tricia Keane <tricia.keane@lacity.org>, councilmember.englander@lacity.org, doug.tripp@lacity.org, hannah.lee@lacity.org, councilmember.ofarrell@lacity.org, david.giron@lacity.org, star.parsamyan@lacity.org, councilmember.buscaino@lacity.org, jenny.chavez@lacity.org, dennis.gleason@lacity.org, Councilmember.huizar@lacity.org, Councilmember.cedillo@lacity.org, Sharon.dickinson@lacity.org, Gerald.gubatan@lacity.org, Shawn.kuk@lacity.org, kevin.ocubillo@lacity.org
Cc: sharon.dickinson@lacity.org

Dear Mayor Garcetti, Councilmembers, Staff and Stakeholders,

The proposed Ordinance regarding short term housing is fundamentally changing R1 zoning into commercial property. Homeowners are currently allowed to rent their property for 30 days or more.

The destruction of our communities and neighborhoods will continue under the proposed ordinance because of the incentives it offers to profiteers and the lack of working enforcement process.

- How will a "HOST" prove that the property is their 'primary residence?' If this is TRUE HOME SHARING, then any new regulation **must** require a "HOST" to be on the property during the rental and submit to unannounced inspection at any time. All of the "HOSTS" that say they need the income to survive will agree to inspections because they are legitimate. Documents such as Tax Returns and Drivers Licenses are the minimum to establish primary residency. When the "HOST" is onsite, the property will be managed with minimal impact.

- The Ordinance fails to clarify what qualifies as a primary residence. The registrant/owner must reside/live in the unit being rented.

- The Ordinance must specifically define home-sharing as other jurisdictions: "home sharing means that only a room in a house, a couch or a bed in a part of the house may be used for home-sharing and the owner must be occupying or residing in the house during the entire -ental period.

- The time provision must allow no more than 30 days of short term rentals per year for TRUE HOME SHARING. Beyond that, the truly needy homeowner can rent for 30 days or more. A special distinction can be made for those renting while they are away on vacation for 15-30 days whereby they do not have to be onsite

- The "three strikes provision of enforcement before revocation of the permit is unworkable and certainly tailored to protect the platform hotel lobby and their high-priced lawyers. Under this provision, neighbors have to turn in the offending party 3 times before the city will even attempt to seriously prosecute. It makes a mockery of the whole enforcement mechanism in the ordinance As the ordinance exists, neighbors will have to videotape, conduct surveillance, collect evidence and testify against their neighbors three times, a herculean task. It is currently impossible to enforce the existing law-I have tried. Once the vague language is law, the citizens will have no hope.

I have seen first hand, long term tenants evicted in favor of an absentee landlord converting his property to Short Term Rentals. This is illegal. It destroys the fabric of the community and affordable housing. I beg you to adopt an enforceable Ordinance, with strong language vetted by the District Attorney, that allows TRUE HOME

SHARING (Primary Resident on-site) for 30 days per year, Vacation (Primary Resident off-site) HOME SHARING for 15 days per year.

Steven Gendel

Venice, California



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 14-1635-S3

Stacy Lona <stacy.lona@airbnb.com>

Mon, Jun 12, 2017 at 6:24 PM

To: Sharon.dickinson@lacity.org, zina.cheng@lacity.org

Cc: Arturo.Chavez@lacity.org, Gerald.Gubatan@lacity.org

Dear Ms. Dickinson and Ms. Cheng,

Attached please find letters of support for sensible short-term rental regulations, addressing the Planning and Land Use Committee's discussion of Council File 14-1635-S3, from the following organizations:

United Way Greater Los Angeles
Little Tokyo Service Center
Travel Tech

Will you please include these letters and statements in the council file and distribute them to the members of the Planning and Land Use Committee?

Thank you very much for your assistance with this matter. Please let me know if you need any additional information.

Best regards,



Stacy Lona
Program Coordinator
Los Angeles
(626) 543-3181

3 attachments

LTSC Letter_TOT.pdf
109K

TOT revenue to affordable housing trust fund United Way LA.pdf
248K

TTA-LA Planning Commission Letter.pdf
360K



LITTLE TOKYO SERVICE CENTER

Positive Change for People and Places

231 E. Third Street, Suite G106, Los Angeles, CA 90013
Tel: 213.473.3030 | Fax: 213.473.3031 | www.LTSC.org

May 18, 2017

Honorable Councilmember Gil Cedillo
Los Angeles City Councilmember, 1st District
200 North Spring Street, Room 460
Los Angeles, CA 90012

Re: Affordable Housing and Home Sharing Revenue in the City of Los Angeles

Dear Honorable Councilmember Gil Cedillo,

Little Tokyo Service Center is a non-profit organization focused on breaking the cycle of poverty for our most vulnerable neighbors: families, students and the homeless. We are committed to fighting poverty at its roots. We focus on long-term solutions to the fundamental problems facing those in need in L.A. County since 1979. We have developed over 950 units of affordable housing, including large multifamily housing projects, housing for seniors, a group home for developmentally disabled adults, transitional shelters for domestic violence survivors, and supportive housing for formerly homeless individuals. Our focus, however, is not solely on developing affordable housing. We also believe in pairing the building of housing with the building of human potential. From our background as a social service agency, we recognize that housing and facilities alone will not strengthen children and families. Therefore, the affordable housing we develop offers such on-site programs as youth mentoring, after-school programs, child care, parenting education, technology enrichment, job assistance, small business assistance and community organizing.

One of the major factors that contributes to the cycle of poverty in California is the lack of affordable housing. The City of Los Angeles, in particular, is among the least affordable rental markets in the country, due in part to the city's historically low vacancy rates and lack of new development. We would like to be included in any efforts around affordable housing in the City of Los Angeles, particularly when it comes to the discussion on how to regulate short term rentals like those listed on Airbnb.

The City of Los Angeles' Affordable Housing Trust Fund aims to help close the funding gap for many affordable housing projects across the City, but has never had a permanent source of funding. We see the collection of Transit Occupancy Taxes from short-term rental platforms, like Airbnb, as an opportunity for a reliable and growing source of funding for the Affordable Housing Trust Fund.

In July of last year, Airbnb struck a deal with the City of Los Angeles to begin collecting and remitting Transient Occupancy Taxes on behalf of their Los Angeles hosts. From August through December of 2016, Airbnb remitted \$13 million in taxes to the City. Without changes to the policy, in 2017 this figure could reach more than \$37 million. These are new, flexible dollars, that can be used to help close the funding gap in affordable housing projects and provide critical supportive services to those living in affordable housing projects.

As the Los Angeles City Council decides how to regulate short term rentals, we ask that it consider the impact these funds could have on City's ability to build more affordable housing and include language in the ordinance that sets aside this money for the Affordable Housing Trust Fund. We believe this is a solution that would allow the City to meet its regulatory needs while maximizing the amount of funding that goes to building affordable housing.

Please feel free to contact myself or Takao Suzuki, Director of Community Economic Development at (213) 473-1606 for more information. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. M.' with a stylized flourish at the end.

Dean Matsubayashi
Executive Director



May 10, 2017

The Honorable Members of the Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Re: Affordable Housing and Home Sharing Revenue in the City of Los Angeles

Dear Members of the Los Angeles City Council,

United Way Greater Los Angeles (UWGLA) is a non-profit organization focused on breaking the cycle of poverty for our most vulnerable neighbors: families, students, veterans and the homeless. We are committed to fighting poverty at its roots. We focus on long-term solutions to the fundamental problems facing those in need in L.A. County.

One of the major factors that contributes to the cycle of poverty in California is the lack of affordable housing. The City of Los Angeles, in particular, is among the least affordable rental markets in the country, due in part to the city's historically low vacancy rates and lack of new development. UGWLA would like to participate in the conversation around affordable housing in the City of Los Angeles, particularly when it comes to the discussion on how to regulate short term rentals like those listed on Airbnb.

The City of Los Angeles' Affordable Housing Trust Fund aims to help close the funding gap for many affordable housing projects across the City, but has never had a permanent source of funding. We see the collection of Transit Occupancy Taxes from short-term rental platforms, like Airbnb, as an opportunity for a reliable and growing source funding for the Affordable Housing Trust Fund.

In July of this year, Airbnb struck a deal with the City of Los Angeles to begin collecting and remitting Transit Occupancy Taxes on behalf of their Los Angeles hosts. From August through December of 2016, Airbnb remitted \$13 million in taxes to the City. Without changes to the policy, in 2017 this figure could reach more than \$37 million. These are new, flexible dollars, that can be used to help close the funding gap in affordable housing projects and provide critical supportive services to those living in affordable housing projects.

As the Los Angeles City Council decides how to regulate short term rentals, we ask that it consider the tremendous impact these funds could have on City's ability to build more affordable housing and include language in the ordinance that sets aside this money for the Affordable Housing Trust Fund. We believe there is a solution that would allow the City to meet its regulatory needs while maximizing amount of funding that goes to building affordable housing.

Sincerely,

A handwritten signature in cursive script that reads "Elise Buik".

Elise Buik
President & CEO



June 6, 2016

Los Angeles City Planning Commission
200 North Street
Los Angeles, CA 90012

Dear President Ambroz, Vice President Wilson and Members of the Planning Commission,

The Travel Technology Association (Travel Tech) is the trade association for online travel companies, global distribution systems and short-term rental platforms. Our members include well-known short-term rental companies such as Expedia/HomeAway and VRBO, TripAdvisor/FlipKey, and Airbnb. As you are aware, short-term rental technology companies have created a vibrant marketplace for travelers and property owners, expanding the travel landscape by offering alternative accommodations and providing economic benefits to many communities around the world. With that in mind, Travel Tech writes to voice its concern with the Planning Department's staff recommendations for a draft ordinance to regulate short-term rentals in Los Angeles.

Travel Tech believes that municipal legislation that seeks to deputize Internet platforms for enforcement purposes, by either stating or implying the need for these platforms to police and regulate third party users under the threat of punitive consequences from local government, is a flawed and short-sighted approach to enforcing municipal laws.

Collectively, our members help owners, operators, and hosts connect travelers with hundreds of thousands of properties around the globe. In the United States alone there are nearly forty thousand municipalities, many of whom have existing ordinances or regulations that are specifically designed for, or may be applicable to short-term rentals. With that in mind, expecting short-term rental platforms to determine the status or legality of a specific property listing is virtually impossible to achieve with any accuracy, which renders the proposed ordinance unfeasible.

But beyond the lack of workability, it is even more important to recognize that holding short-term rental platforms accountable for user-generated content flies in the face of the very underpinnings of the federal law that has governed the liability of platforms and users for nearly two decades. The legal certainty provided by Section 230 of the Communications Decency Act established an environment that promotes innovation and has allowed the Internet to thrive.

Congress passed Section 230 in 1996, addressing the treatment of online service providers and platforms, stating, "No provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider" (47 U.S.C. § 230). This ensures that an Internet service or platform is not recognized as the publisher when facilitating the speech of a third party. Many courts have upheld a broad interpretation of this law, declaring that intermediaries are not held liable for user-generated content. In short, Section 230 has been enormously important to the growth of the Internet by providing legal certainty to an ever-expanding world of Internet services, including but not limited to social media, blogs, consumer review sites and forums, search engines, audio and video hosting platforms, online marketplaces, and in the case of our members, travel and accommodations intermediaries and platforms.



The proposed recommendations would require platforms to vet the eligibility of listings and prevent, remove, and cancel any non-compliant listings. The failure to do so would result in fines for the platform. This clearly imposes a level of liability on short-term rental platforms and undermines the preemption contained in Section 230 that “no liability may be imposed under any State or local law,” by the passage of laws in direct conflict with it. In a larger context, should state and local governments begin creating a series of laws inconsistent with Section 230, the result would be a legal quagmire that leaves the cities, the platforms, the hosts and travelers in a state of legal and operational uncertainty, benefitting no one.

Furthermore, local governments should not be in the business of picking and choosing whose property rights to protect and to what degree. Widely recognized as fundamental property rights, is the ability to buy, rent or sell one’s home. Limiting renting, beyond simple registration and/or an inspection, effectively removes one of those three core rights. Infringing on a homeowners’ ability to rent their property sets a dangerous precedent. Practically speaking, in cities throughout the country, occupancy and residency requirements for short-term rentals have proven both ineffective and unenforceable, and implementing these requirements merely creates the illusion of regulation rather than concrete policy solutions.

It is also worth noting that even though the staff’s recommendations would provide for a formalized tax scheme, as currently constructed, millions of dollars in transient occupancy taxes presently being collected by the city of Los Angeles on short-term rentals would disappear from the city’s revenue stream with the elimination of secondary or traditional vacation rentals.

We recognize that, as with any new and growing industry, the city must establish regulations regarding short-term rentals. However, efforts to create a regulatory framework for short-term rentals must adequately address enforcement and compliance without undermining the legal foundation upon which Internet providers, platforms, and homeowners have come to rely for protection. As such, we urge the City Planning Commission to reconsider these recommendations and instead seek a public policy proposal that promotes innovation and recognizes the value of short-term rentals to the city of Los Angeles.

Travel Tech and its member companies are available to the city as a resource, and we would welcome the opportunity to work with the City on short-term rental regulation.

Sincerely,

Matthew Kiessling
The Travel Technology Association



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 14-1635-S3

Stacy Lona <stacy.lona@airbnb.com>

Mon, Jun 12, 2017 at 6:31 PM

To: Sharon.dickinson@lacity.org, zina.cheng@lacity.org

Cc: Solomon.Rivera@lacity.org, Lynell.Washington@lacity.org

Dear Ms. Dickinson and Ms. Cheng,

Attached please find letters of support for sensible short-term rental regulations, addressing the Planning and Land Use Committee's discussion of Council File 14-1635-S3, from the following organizations:

Koreatown Youth and Community Center
National Immigration Forum
Consumer Watchdog

Will you please include these letters and statements in the council file and distribute them to the members of the Planning and Land Use Committee?

Thank you very much for your assistance with this matter. Please let me know if you need any additional information.

Best regards,



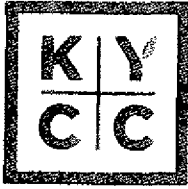
Stacy Lona
Program Coordinator
Los Angeles
(626) 543-3181

3 attachments

KYCC.pdf
333K

Letter to Mayor Garcetti.pdf
217K

LtrLAhomesharing.pdf
96K



Administrative Office
2127 W. 6th Street, Suite 300
Los Angeles, CA 90020
T: (213) 205-1400
F: (213) 927-0017
E: info@kycc.org

March 17, 2017

The Honorable Members of the Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Dear Members of the Los Angeles City Council:

The Koreatown Youth and Community Center (KYCC) is the leading multiservice organization in Koreatown, supporting children and their families in the areas of education, health, housing, and finances. We believe that if the family is healthy, our community will thrive.

KYCC is committed to making Koreatown a safe and beautiful place to live and work. Our programs and services are directed toward recently immigrated, economically disadvantaged youth and families, and promote community socioeconomic empowerment. That is why we feel it is important to express our organization's support for home sharing in the City of Los Angeles.

Home sharing has become an important resource for thousands of Angelenos to make extra money. The average Los Angeles host on the most popular home sharing platform, Airbnb, makes \$7,200 a year—money that strengthens the community.

The extra income from hosting can be used to help individuals start businesses, advance their education, and travel. It can also help middle class families afford to stay in their home. In a recent survey, nearly 3,000 Los Angeles hosts said they have avoided foreclosure or eviction and kept their home due to the supplemental income they make from hosting on Airbnb.

Home sharing is also good for our local businesses. Koreatown is home to some of the most unique and diverse restaurants and small businesses the city has to offer. Platforms like Airbnb give travelers the option to stay outside the traditional hotel and tourist districts, like downtown and Hollywood, spreading the economic benefits of tourism to more small business around the city.

As the Los Angeles City Council prepares to weigh in on this debate, we at KYCC encourage them to consider the positive economic impact home sharing has on L.A.

Sincerely,

John Ho Song
Executive Director



December 5, 2016

The Honorable Eric Garcetti
Mayor of Los Angeles
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Dear Mayor Garcetti:

The National Immigration Forum is one of the leading immigrant advocacy organizations in the country, with a mission to advocate for the value of immigrants and immigration to the nation. Founded in 1982, the Forum plays a leading role in the national debate about immigration, knitting together innovative alliances across diverse faith, labor, law enforcement, veterans and business constituencies in communities across the country. Leveraging our policy, advocacy and communications expertise, the Forum works to ensure that new Americans have the opportunities, skills, and status to reach their full potential.

For the better part of this past decade, as technology has come to play a greater role in society, a wide range of “peer to peer” businesses have developed that allow everyone to become an entrepreneur.

Today, we are releasing a new report, “Immigrants sharing homes: Opening doors to opportunity” which highlights how some immigrants are able to embrace opportunities provided by the sharing economy through platforms like Airbnb and provide an economic lifeline for themselves and their families and the communities they call home. Home sharing platforms like Airbnb can provide much-needed supplemental income for immigrants to this nation, a group making the transition to a new life in an unfamiliar place.

Additionally, a recent Airbnb report, “The Impact of Airbnb on Middle Class Income Stagnation” found that the majority of Airbnb hosts are working families who rent out their primary residence and earn approximately \$7,530 in supplemental income per year. That extra income represents a 14 percent annual raise and is the equivalent of real household income growing 0.5 percent over inflation for the past 15 years. According to Airbnb, throughout New York, Los Angeles, and Chicago, hosts in majority-immigrant neighborhoods have earned over \$24 million dollars hosting on Airbnb and have seen 65% growth in active Airbnb listings in the past year.

In our new report, we share the experiences of eight immigrants and their families participating as Airbnb hosts and the positive impact that experience has had on their ability to pursue the American dream. One of these people is America Lopez. America and her twin sister are 25 years old and have been helping their immigrant parents with hosting through Airbnb. The money they have earned through participating with Airbnb has allowed them to pay for college while competing in startup competitions and teaching kids how to code as a second language.

As your community continues to consider short-term rental rules and policies, we urge you to consider this report and the experiences of immigrants in Los Angeles. We strongly believe that

smart policies can regulate these new activities while ensuring immigrants across the country are still able to access opportunities afforded by the sharing economy.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ali Noorani', with a long horizontal flourish extending to the right.

Ali Noorani
Executive Director



Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012-2601

June 13, 2016

Re: Case: CPC-2016-1243-CA (Proposed Home Sharing Ordinance)

Dear Planning Commissioners:

Ensuring that people offering to rent accommodations on a short-term basis through an online home sharing service follow the rules and pay appropriate taxes need not require Los Angeles citizens to relinquish their right to privacy. Unfortunately, that is what the city's proposed home sharing ordinance would do.

Consumer Watchdog's concern is with the ordinance's provision to require Internet home sharing sites, such as Airbnb, to turn over to Los Angeles on a monthly basis the home sharing registration number, address, number of nights rented, and amount paid to every owner that rents their property through the site. This is an unwarranted intrusion into users' privacy and inappropriately requires the home sharing platform to do the enforcement work that should rightfully be done by the city.

Imagine the outcry if California's Franchise Tax Board required eBay to report the name, number of sales and amount collected in each sale for every person selling tchotchkes through the site, in order to seek out income tax cheats. Californians value privacy so highly we guaranteed it in the state Constitution. The users of home sharing sites have no less right to privacy simply because the companies are unpopular in some quarters.

Americans balk at this kind of mass data collection even when the government does it in the name of preventing terrorism. Why would it be acceptable when the government's aim is to catch homeowners violating zoning codes, short-term rental regulations or skimping on their taxes?

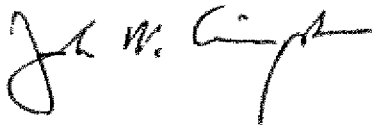
The legitimacy of sweeping government demands for Internet users' transactional and personal data is a key privacy question of our time. Requiring e-commerce sites to turn over personal data so enforcement officials can scour through records and search for potential violations of local laws amounts to a blank search warrant and a basic violation of our civil rights.

A government request for personally identifiable data should carefully balance the right to privacy against the right to safety and security for the public. Judges typically need to issue warrants for such information because it is considered each citizen's right to protect it. Throwing open the door to mass data collection – with no legal justification like a warrant – would deal a serious blow to privacy rights in Los Angeles.

We don't have a problem with requiring people offering home sharing accommodations to register with the city and get license. They should be required to pay occupancy taxes. If the home sharing site collects fees, it is appropriate to require it to pay the occupancy tax. Nor do we object to the city exercising its zoning. We share concerns that already expensive housing markets are being squeezed even further by the wholesale removal of properties to become vacation rentals. Nevertheless, surrender of users' privacy rights is not the way to go about regulating it.

People using home sharing sites to offer accommodations should follow zoning laws and pay their taxes. However, the blunt approach to enforcement contemplated here is a slippery slope and a significant threat to privacy. We urge the council to amend the ordinance and remove the provision requiring surrender of users' personal information.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Simpson". The signature is fluid and cursive, with the first name "John" being the most prominent.

John M. Simpson
Privacy Project Director

Cc: Mayor Eric Garcetti, City Council, City Clerk



Sharon Dickinson <sharon.dickinson@lacity.org>

home sharing ordinance changes

Joel Schneider <jmschneider@hotmail.com>

Mon, Jun 12, 2017 at 7:08 PM

To: "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>

Hi Sharon,

I urge the City to make the following changes to the Home Sharing Ordinance to mitigate some of the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods, as follows:

* Maximum 30 day limit. Permitting short term rentals for 180 days in a year is excessive; a maximum of 30 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood. It is perfectly legal to rent a property for more than 30 days which all can do. It is illegal to rent for less than 30 days under current LA City law;

* 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 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 renter 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 actions; and

* Limit on number of renters. The number of temporary renters in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age in the same family) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.

Thank you.

Joel Schneider
2102 Pelham Ave
Los Angeles CA 90025



Sharon Dickinson <sharon.dickinson@lacity.org>

short term rentals

Polly Osborne <posbo@mac.com>

Mon, Jun 12, 2017 at 7:21 PM

To: Sharon.dickinson@lacity.org, Tim <curnen@mindspring.com>

Cc: alan.aliotti@lacity.org, mayor.garcetti@lacity.org, paul.koretz@lacity.org, faisal.alserri@lacity.org, huizar@lacity.org

I support the following guidelines set forth by the westwood south of santa monica home owners association:

* **Maximum 30 day limit.** Permitting short term rentals for 180 days in a year is excessive; a maximum of 30 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood. It is perfectly legal to rent a property for more than 30 days which all can do. It is illegal to rent for less than 30 days under current LA City law;

* **Limit on number of renters.** The number of temporary renters in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age in the same family) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance. CF14-1635-S2. Westwood South Of Santa Monica Blvd Homeowners.

Ian Strano <istrano@naicapital.com>

Mon, Jun 12, 2017 at 9:07 PM

To: Sharon Dickinson <sharon.dickinson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "alan.alietti@lacity.org" <alan.alietti@lacity.org>, "huizar@lacity.org" <huizar@lacity.org>, "alserri@lacity.org" <alserri@lacity.org>, joan pelico <joan.pelico@lacity.org>
 Cc: Robert Silverman <robert@rgsilverman.com>

Good Evening --

This is not the first email I have sent to you regarding representations made by Barbara Broide of The Westwood South of Santa Monica Blvd Homeowners Association. Paul Koretz is our councilperson and has been made aware of this several months ago.

In our area we DO NOT have a homeowners Association (There is no legal connection between the homeowners and Barbara Broide/her organization). Therefore, Barbara Broide has NO RIGHT to make decisions for over 600 homeowners in this area, who object to Barbara's style. She can speak for herself, but not for us.

There was NO outreach about this Ordinance on short term rentals for our neighborhood. It was never discussed with us.

In addition, whatever Barbara Broide wants to see in this Ordinance, 600 + homeowners want to see something different, with far less restrictions on what a property owners rights are.

Thank you for taking the time to read this email.

Sincerely,

Ian.

Ian Strano | Executive Vice President

11835 W. Olympic Blvd., Suite #700E, Los Angeles, CA 90064
 istrano@naicapital.com | CalBRE Lic # 00991977

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 Fax 818-905-2425

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6/14/2017

City of Los Angeles Mail - Home Sharing Ordinance. CF14-1635-S2. Westwood South Of Santa Monica Blvd Homeowners.

as to the accuracy or completeness of the information and/or opinions or capability of the individual providing such information and/or opinions is intended. Such information and/or opinions should be independently investigated and evaluated and may not be a basis for liability of NAI Capital, Inc. or its agents. CalBRE Lic. No. 01990696



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

James Wroblewski <james.wroblewski@whotels.com>
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Jun 12, 2017 at 8:16 AM

Dear Clerk Dickinson,

As the General Manager of W Los Angeles- West Beverly Hills, I urge you to shorten the 180-day rental cap of the proposed short-term rental ordinance. This law is badly needed to ensure fairness and transparency for all who operate a hospitality business in Los Angeles; however, a rental cap under 90 days would eliminate the economic incentives for landlords to convert much needed long-term housing into short-term rentals.

My industry isn't opposed to the kind of legitimate home-sharing this ordinance explicitly allows. In fact, we support the aspects of this ordinance that will streamline the process for homeowners who want to play by the rules.

What is unfair to hotel industry and my employees, and potentially hurts every citizen, is the unregulated, untaxed "ghost hotel" run by unscrupulous operators assisted by large online home-sharing websites. There are many such operators in Los Angeles, who are converting badly needed housing stock into permanent short-term rentals, using multiple properties and often entire apartment buildings. In the process, they are thumbing their noses at our city's zoning laws, business regulations and destroying the quality of life in our neighborhoods.

Additionally, all legitimate businesses must follow appropriate health and safety regulations and pay taxes according to long-standing state and municipal codes. Many of these rogue hotel operators do not comply with fire and health codes for the safety of their guests, nor is there a way to properly audit whether they pay the Transient Occupancy Tax they owe the city.

The home-sharing ordinance is an ideal solution to this growing issue in Los Angeles, but for it to have any effect, the 180-day rental cap must be reduced dramatically to fewer than 90 days. Other major cities such as San Francisco, New Orleans and London have all implemented 90-day caps and Santa Monica has a 60-day cap.

It's important that the work that has gone into crafting this measure be recognized, but it is concerning that the original home-sharing ordinance, as introduced by the city planning department has been watered down under the pressure of false arguments presented by these short-term online rental companies.

Reducing the rental cap to fewer than 90 days would create an ordinance that is good for business, good for neighborhoods, good for legitimate home sharing, and good for supporting public services.

Sincerely,

James Wroblewski
930 Hilgard Ave
Los Angeles, CA 90024
james.wroblewski@whotels.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

Mark Beccaria <markbeccaria@earthlink.net>
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Jun 12, 2017 at 8:16 AM

Dear Clerk Dickinson,

As the Owner of Hotel Angeleno, I urge you to shorten the 180-day rental cap of the proposed short-term rental ordinance. This law is badly needed to ensure fairness and transparency for all who operate a hospitality business in Los Angeles; however, a rental cap under 90 days would eliminate the economic incentives for landlords to convert much needed long-term housing into short-term rentals.

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Sincerely,

Mark Beccaria
President
Ames-Warner Corporation
170 N Church Ln
Los Angeles, CA 90049
markbeccaria@earthlink.net



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

Bill Walshe <bill.walshe@viceroyhotelgroup.com>
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Jun 12, 2017 at 8:15 AM

Dear Clerk Dickinson,

As the Chief Executive Officer of Viceroy Hotel Group, I strongly support the draft ordinance concerning short-term rentals. These illicit businesses, some of which control dozens of properties, are engaged in unfair and often illegal competition with my business. It threatens not just my business, but the many employees who work here, other businesses that depend on us, and the city's own bottom line.

Our hotel company, along with the many others that serve the city, are an important part of the economy here. We employ many residents in good, steady jobs. We pay millions of dollars in taxes that help pay for city services like police, fire, parks and schools. We are a vital part of the tourism industry in Los Angeles that supports thousands of other jobs in restaurants, retail shops and activities.

I'm not talking about home-sharing here - our industry supports people sharing a part of their own residence from time to time. The problem is permanent short-term rental operators who create "ghost hotels" are taking advantage of online sites that let them cover their tracks and evade the rules. They cheat the city out of taxes, disrupt neighborhoods, make a mockery of zoning laws, and put thousands of jobs at risk.

The ordinance in front of you would help put a stop to the many abuses in the short-term rental business, to the benefit of the city and its legitimate business community. It also would protect the ability of homeowners to engage in reasonable home-sharing activities. This is precisely the kind of ordinance that should be passed in LA, and we urge the Commission to lend its support.

Sincerely,

Sincerely, Bill Walshe
750 N San Vicente Blvd Ste 1000
West Hollywood, CA 90069
bill.walshe@viceroyhotelgroup.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

Mercedes Simonian <user@votervoice.net>
Reply-To: mersimoni@aol.com
To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Jun 12, 2017 at 8:15 AM

Dear Clerk Dickinson,

As the owner and operator of The Hollywood Historic Hotel Inc., I urge you to shorten the 180-day rental cap of the proposed short-term rental ordinance. This law is badly needed to ensure fairness and transparency for all who operate a hospitality business in Los Angeles; however, a rental cap under 90 days would eliminate the economic incentives for landlords to convert much needed long-term housing into short-term rentals.

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It's important that the work that has gone into crafting this measure be recognized, but it is concerning that the original home-sharing ordinance, as introduced by the city planning department has been watered down under the pressure of false arguments presented by these short-term online rental companies.

Reducing the rental cap to fewer than 90 days would create an ordinance that is good for business, good for neighborhoods, good for legitimate home sharing, and good for supporting public services.

Sincerely,

Mercedes Simonian
5162 Melrose Ave
Los Angeles, CA 90038
mersimoni@aol.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance - CF 14-1635-S2

Raj Patel <okraj@att.net>

Mon, Jun 12, 2017 at 11:34 AM

To: Clerk Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Clerk Dickinson,

As the [YOUR TITLE] of [PROPERTY NAME], I urge you to shorten the 180-day rental cap of the proposed short-term rental ordinance. This law is badly needed to ensure fairness and transparency for all who operate a hospitality business in Los Angeles; however, a rental cap under 90 days would eliminate the economic incentives for landlords to convert much needed long-term housing into short-term rentals.

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Reducing the rental cap to fewer than 90 days would create an ordinance that is good for business, good for neighborhoods, good for legitimate home sharing, and good for supporting public services.

Sincerely,

Raj Patel
7615 Sepulveda Blvd
Van Nuys, CA 91405
okraj@att.net



Sharon Dickinson <sharon.dickinson@lacity.org>

Point by point analysis of Home Sharing Ordinance Council File Number: 14-1635-S2 Council File Title: Short-Term Rentals / Preparation of Ordinance

Dragonfly Hill <dragonflyhill345@gmail.com>

Mon, Jun 12, 2017 at 8:46 AM

To: Gerald.Gubatan@lacity.org

Cc: America Lopez <info@cybercodetwins.com>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, sharon.dickinson@lacity.org, etta.armstrong@lacity.org, Matthew Glesne <matthew.glesne@lacity.org>, ken.bernstein@lacity.org, lisette.covarrubias@lacity.org

Gerald Gubatan, Senior Planning Deputy
L.A. City Council District 1

Dear Mr. Gubatan,

When we met with you recently regarding the proposed home sharing ordinance, you requested we provide you with a detailed critique of the sections of the ordinance that would be particularly harmful to many of your Council District (CD1) constituents. We have reviewed the proposed ordinance in depth, and hope that all those influential in its outcome do the same. Here are the areas of concern and our analysis of their impact.

L.A. Municipal Code:

[http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles_ca_mc](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc)

Text of Proposed Home Sharing Ordinance:

http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_misc_01-26-2017.pdf

Commentary:

It is our recommendation that the ordinance be totally rewritten to address whole house/apartment listings only and that no prohibitions be placed on rooms rented in host occupied primary residences.

The 180 day limit makes sense in regard to whole house/apartment listings if a city 1. Wants to assure that there is no vacation home industry in its city (Some cities like Big Bear, Atlantic City, NJ, Aspen, Colorado depend economically on vacation housing), or as a means of maintaining current rental stock to assure that rental property isn't converted into vacation property.

The only reason for a cap on rentals of rooms within one's host occupied primary residence, where there is shared space with the host and possibly other guests, is to ensure an undue advantage to the hotel industry and to prevent low income and homebound home owners from year round income. Such a prohibition is cruel and intrusive. It also prevents hosts from providing secure employment and benefits to support staff and independent contractors.

The proposed ordinance would criminalize home sharing and make it unaffordable and inaccessible to the people who need it most and use it the most to remain in their own homes in the communities they have lived in for years. If the intent is to abolish most home sharing in the city of L.A. without explicitly saying so, this is that ordinance.

If the city insists on the draconian clauses in this ordinance and the policing of private relationships in private homes, it should at least consider **grandfathering and hardship exceptions**. Many hosts are low income, elders, women and people with significant health conditions. Home sharing allows them to control with whom

they live and for how long. Long term roommate tenant relationships can be difficult and expensive to terminate and can open already vulnerable hosts to domestic abuse and further financial hardship.

The burden of this ordinance on city infrastructure is significant. Enforcement could be resolved without creating new administrations and bloated administrative salaries, through increased funding to existing offices, most specifically the housing office, the city attorney's office and the finance office. The enforcement requisites of this ordinance would detract from monitoring landlord abuses in general and other city resources. If the issue is decrease in rental stock, imposing city inspections and monitoring of private lives in private homes is a waste of resources and incredibly intrusive.

The following clauses are the ones that are most problematic.

Summary:

The Proposed Home Sharing Ordinance:

- Forbids rental in any RSO units.
- Limits all rentals including host occupied rentals to 180 day.
- Imposes fines that disproportionately impact low income host occupied rentals even though the pretext for the ordinance is to support affordable housing and maintain existing housing stock.
- Sets up an entire new administrative bureaucracy with high administrative salaries instead of using and increasing funding to existing departments for housing enforcement & business licensing, creating more jobs that could effectively enforce housing and business licensing.
- Taxes, fines and applies fees to home sharing like no other business, including home based businesses.

Section 1 establishes that homesharing IS a residential use of residential space, begging the question as to why home sharing would incur greater restrictions, fees, fines and registration than actual commercial businesses including home-based businesses.

As a residential use, why isn't it subject to the same processes and formalities as other residential uses?

Section 2

Needs to strike 180 days at least as it pertains to renting of rooms where there is shared space in the host's primary residence.

Section 3 Modifies section 12:22 of the L.A. Municipal Code:

Modifications to: 31 B 3: We have no problem with this definition if the intent of this ordinance is in fact to preserve existing housing rental stock; however, the city may want to consider vacation homes in general for the purpose of tourism, economic vitality and tax base.

This definition of primary residence could assure that whole house/apartment listings would be for 180 days or less, preserving the existing housing stock, but rooms in a host's home would have no cap because it's a primary residence and would have no impact on rental stock.

Modifications to: 31 C 1: Fee should be stated in the ordinance and should cost no more than any other application for a business licence or accessory use of a residence.

Modifications to: 31 C2c: The city should not be in the business of lease enforcement. This is a tenant landlord issue and there are already civil procedures for enforcement.

Modifications to: 31 C2d: Prohibits ANY home sharing in RSO units.

This is one of the most troubling and discriminatory clauses in the proposed ordinance. It impacts the lowest income homeowners and renters. Rent stabilization provides stable rent to stable tenants. It does not guarantee low rent, especially for newer tenants, and can be an incredible financial burden for owners who live in their RSO buildings. Home sharing in one's host-occupied primary residence could offset the impact of providing and maintaining rent stabilized rental units. Furthermore, many low income families and homeowners inhabit RSO buildings as their primary residence. So long as no one has been displaced, there should be no limit on home sharing host occupied listings. Allowing owners who live in their RSO properties,

especially properties of 4 units or less, to home share in their own homes would offset losses due to rent control.

This is perhaps where it would make the most sense to impose a 180 day limit on **whole apartment listings, (allowing vacation homes in more affluent structures)** so that tenants or owners who occupy their property can rent out whole apartment listings when they are away, out of town for work or vacation, but not as a year round enterprise.

Restricting home sharing to rooms within the host occupied primary residence year round, and limiting whole apartment listings to 180 days in one's PRIMARY RESIDENCE, is sufficient to prevent the abuses of home sharing of RSO units. The RSO units are among the most enforceable of L.A. housing. All RSO units are on file with the housing office as are all Ellis Evictions. With the funds set aside for enforcement of home sharing, the city should increase regular inspections of RSO units in general and improve outreach and education to tenants of their rights. The city attorney's office would also be responsible with enforcement of any landlord abuses of tenants' rights including listing of whole apartments as short term rentals, that are not the primary residence of the landlord or a tenant.

Modifications to: 31 C2f: While the city may want to limit the number of whole house or vacation listings per host, hosts certainly should be able to offer more than one guest room to more than one group of guests at a time in their homes and the city should not be policing private relationships in private homes. This has absolutely no impact on rental stock and has terrible implications for privacy rights.

Modifications to: 31 C3: Expiration and Renewal: Fees should not be used to prevent people from home sharing. Licensing in general should be through the finance office and should be consistent with business licensing in general and home based business licenses specifically.

Modifications to: 31 C4 Suspension and Revocation: A 3 year prohibition if violations have been corrected, and without due process, is especially harsh. Such a time frame could result in a host losing one's home, thus having a greater impact on rental stock and homelessness in the city and presenting an undue hardship on low income homeowners and renters who homeshare. A restaurant or hotel with major safety violations doesn't have to wait 3 years to reopen. Again, the restrictions on home sharing should be consistent with business licensing in general.

Modifications to: 31 3d: Prohibitions

Prohibitions 3-10 should be eliminated or modified as follows: Home sharing provides essential income to marginalized workers who may have difficulty finding work in the mainstream workforce. Sections 3-5 need to be struck in entirety. The second half of 6 and all of 7 need to be struck. A home with 2, 3 or more extra rooms should be rentable to separate parties.

Prohibition 8 should not apply to primary residences of host occupied listings, and whole apartment listings could be subject to a cap to assure that rental stock is maintained, but there is no legitimate rationale for excluding home sharing in RSO homes. Disallowing home sharing in newer affordable housing units unfairly impacts the lowest income tenants.

Prohibition 9 prohibits home sharing in single family homes that were converted from RSO units and should only apply to homes where there were tenant displacements via Ellis Evictions or otherwise illegal coercion and should have no bearing on hosts who converted their primary residences from a duplex to a single family home where no tenants were displaced. Many families live in RSO units in family owned property. Home ownership is the most basic and stable of affordable housing and RSO properties are among the least expensive, allowing homeownership to low income families. **At the very least, this clause should be grandfathered to apply to new conversions after passage of the ordinance.**

Prohibition 10 prohibits home sharing where any other home based business is conducted. This clause is especially vague and could include listing of restaurants in the neighborhood, sharing business cards, or simply having L.A. Times inserts on the coffee table. But it also prohibits any other otherwise permissible home based business. With many workers in this economy having many income streams this serves only as a disincentive and has no value within the stated purpose of the proposed ordinance. Many hosts work out of their homes in many capacities especially those hosts with health conditions that make work outside of the home difficult. People who run home based businesses are at home and are ideal hosts, are more inclined to host than workers who have 9-5 jobs and their presence in the home is a deterrent to

potential excessive noise and other neighborhood disturbances. Otherwise prohibited home based businesses are already disallowed and do not need to be incorporated into this ordinance. Additionally, depending on who you ask in city government, you get a different interpretation of this prohibition. It is dangerously vague.

Section 3 e 3: Transient Occupancy Tax: With some platforms collecting TOT for hosts, the department of finance may have to amend and correct its current reporting forms, and LAMC article 1.7 (Transient Occupancy Tax) may have to be further amended. Most hosts support this tax and are proud to provide essential income to the city despite the disproportionate tax burden to home sharing when compared to other small businesses.

Section 3 d: Enforcement of Violations: If the purpose of the ordinance is to protect housing stock, maintain communities and decrease or eliminate landlord abuses of tenants' rights it makes no sense to have penalties to host occupied, primary residences, especially where the penalty is greater for lower income hosting. The fine for a violation in a \$50/night listing is as great as the fine for a \$1000/night accommodation. This disproportionately impacts low income hosts and could result in greater displacement, evictions and foreclosure if hosts can't meet these fines. It also further reduces city enforcement to count the number of days of hosting in private residential spaces in private homes of hosts. There should be no cap and no limits on private relations in primary residences.

Section 3 f: Platform requirements: should be consistent with the other changes made to this ordinance. Hosts should be able to have more than one active listing in their host occupied primary residence with no cap on days of operation, and should be able to list on online platforms.

Section 3 g: Criminalization: criminalizes home sharing, making already draconian home sharing limitations, a misdemeanor criminal offense. This should be discouraged. Criminalization systemically disproportionately impacts, the most marginalized members of our society.

Section 4 Hotels and home sharing in commercial zones. This section changes existing laws related to home sharing and transient occupancy in commercial zones where such enterprises were already allowed. These changes make it harder to establish home sharing in residential buildings in commercial zones. This serves no purpose except to make it harder for people living in those nonresidential zones from participating in home sharing. If one of the concerns regarding home sharing is changes to residential neighborhoods, changing residential uses of commercial zones makes no sense at all. If conceding to the hotel industry is the purpose, then the intent is quite clear.

Conclusion:

It is our position that this ordinance should be voted down or totally redrafted to focus on whole house/apartment listings with no caps to any home based host occupied primary residences. Any limitation on whole house listings should be weighed against the benefits they provide our city in bringing in and supporting additional tourism, jobs, small businesses and taxes for essential services, and increasing access to beaches, mountains and accommodations that many Angelenos could otherwise not access. Home sharing provides the only alternative to the \$300 a night hotel room and the 12 month lease. We encourage using existing structures and offices to provide business licensing, increase tenants' rights and education, curb landlord abuses, and maintain current and provide additional affordable housing. Home sharing has provided work and business opportunities to many marginalized workers, maintained communities by allowing people to afford to stay in their homes, allows elders to "age in place."

If hosts are limited to one listing 180 days a year, in noncommercial areas only, then no one can provide on site 24/7, professional level accommodations, service and oversight, especially since this ordinance also disallows conducting any other otherwise permissible home based business in a home shared listing. The city cannot call on home sharing hosts to provide outstanding and accountable service while reducing home sharing to a part time hobby for otherwise employed hosts working outside of their homes, while simultaneously imposing fines, fees and taxes not experienced by or imposed on any other business model in the city.

If an ordinance was to be devised to destroy home sharing without an outright prohibition, and unfettered

monopoly on accommodations to the hotel industry, this is that ordinance.

If the intent was to limit the number of whole house listings, preserve neighborhoods and protect housing stock, and enforce tenants' rights against landlord abuses, then enforce existing laws, and **WRITE THAT ORDINANCE!**

Sincerely,
Andy Griggs
American Gloria Lopez-Martinez
Emma Rosenthal
(Listed in alphabetical order)

DragonflyHill Urban Farm
Cultivating Community
dragonflyhill.wordpress.com
dragonflyhill345@gmail.com
310.704.3217 or 818.404.5784



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Sharon Dickinson <sharon.dickinson@lacity.org>

City Council File #14-1635-S2

Elizabeth Murphy <elizabethm@straca.org>

Mon, Jun 12, 2017 at 9:13 AM

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

Cc: Robert St Genis <robert@la-stra.org>

Using scare tactics under the facade of research



posted by ELIZABETH MURPHY | 14sc

June 12, 2017

We have all heard the argument before that short term rentals (STRs) have a large negative impact both on inventory of affordable housing and also on rents. The Los Angeles Alliance for a New Economy (LAANE) prepared a study in 2015 that is filled with data that was meant to be support for these often made arguments. LAANE is a union supported advocacy group and this is an important detail to note when considering the flawed study they put out in 2015.

Their goal is to protect all those union workers in the hotel industry and fear and hyperbole are their tactics. LASTRA has already gone on record about the study LAANE being fatally flawed, if for no other reason than it looked at just one single day to determine all of its statistics. It is always important when looking at statistics to look at the source of those statistics. What type of study was it, was it in fact well designed, and how was the data manipulated to come up with the reported results. These are all key questions that help one determine the validity of statistics.

However, look through the footnotes in the LAANE study and you will not see credible sources for any of their data. Instead you will find things like newspaper articles, blog posts, and Airbnb's own listings among the sources. Further, any good researcher will tell you that you cannot take a single set of data (just one day's listings) and generalize to the other 364 days of the year, that is bad science. To get a comprehensive look at how listings on Airbnb are impacting the Los Angeles housing market or the economy, one needs to look at the big picture. There is no other way to account for things such as, seasonal fluctuations in tourism, or for hosts that only rent out their homes for a limited number of days a year rather than full-time. LAANE would have those that read their study ignore the flaws so it can have the impact they intended, which is to scare legislators into action against STRs and garner support among their members and the general public for their anti-STR position.

We here at LASTRA know the facts and they just are not represented in the LAANE study. One solid data provider is Airdna. On Airdna's website, they say this about the data they collect: "Our sophisticated technology picks up every intricate data point on every Airbnb listing in the world. Whether you want to analyze short-term rental rates in Majorca or regulatory impacts in Manhattan, Airdna has the most comprehensive & longest spanning data set." (Emphasis added). But LAANE did not get data from Airdna or any other source that analyzes periods of time, not does a count of one days listings on one portal. Nor did LAANE talk to LASTRA because they had no interest in hearing that the total **number of STRs in Los Angeles represents less than 1% of total housing in LA**. We at LASTRA are very concerned about the affordable housing crisis that has plagued this city for decades. **We advocate that the \$35-50 million a year in potential TOT revenue in LA be applied to the underfunded affordable housing trust fund**. We know that the real problem is a lack of new development in the city. As for rising rents, when there is a housing shortage no one should be surprised to see rents go up because the market will support those higher rents. Build new units and add to the supply and suddenly rents begin to stabilize or even drop because now the supply is meeting the demand of the market. This is basic economics.

But as long as we are talking about demands of the market, Airbnb, VRBO, HomeAway and many others would not be the success story it is if there was not a very real, and very robust, demand for the type of accommodations they list on their website. The industry is actively seeking to work with local legislators to come up with reasonable regulations that allow cities to capture the transient occupancy tax, to get new hosts properly registered with their cities so there can be appropriate oversight to protect everyone from the host to the guests to the full time residents in the neighborhoods.

Scare tactics are used because they work and because most people will not take the time to vet a study they read about in the paper. And we all know that it can be easy to cherry-pick who to interview when seeking to tell only one side of a story.

To view more blog posts, visit LASTRA blog

Elizabeth Murphy
Paralegal
LASTRA/STRACA
Cell: 443-852-0429

Google Groups

RE: 14-1635-S2 - Small businesses are at risk!

Mollie Harstad

Jun 12, 2017 2:22 PM

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

To whom it may concern:

I am writing to you regarding the Planning Commission's proposed Homesharing Ordinance.

I am the CCO and co-founder of DwellWell; we certify short-term rentals for safety. Our small business grew out of the homesharing community, and we are dependent on the continued growth of the sharing economy.

DwellWell is confident in our ability to create a "win/win" situation with regards to STR inspections. In stark contrast to certificate of occupancy inspections (which are being challenged in court under the 4th amendment), safety inspections provide the following:

- annual checks for smoke/CO alarms and fire extinguishers
- certification of a legitimate rental
- physical confirmation of adequate parking spaces, contact persons, and other required mandates

Furthermore, DwellWell's professional grade mold and allergen testing create a desire for inspections from hosts, guests, and the government, creating a beneficial solution for all sides.

DwellWell will not be able to attend tomorrow's meeting. However, I've attached our most recent whitepaper, which outlines the multi-sided benefits of short-term rental safety inspections.

Thank you for your consideration of small businesses!

Sincerely,

--

Mollie Harstad
CCO / Co-founder
www.getdwellwell.com
608.345.1735

Google Groups

Home Sharing Ordinance: CF 14-1635-S2

Carrie

Jun 12, 2017 2:35 PM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

Any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
2. Host must be on the premises during any short-term rental; in other words, no entire house rental by absentee host.
3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family.

Yours respectfully,

Carrie O'Brien

Google Groups

Internet Association Opposition to Home Sharing Ordinance

Lauren Kimzey

Jun 12, 2017 2:57 PM

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

Good afternoon,

Hope this message finds you well. Attached for your review, please find the Internet Association's opposition letter to the proposed home sharing ordinance set for consideration during tomorrow's Planning and Land Use Management Committee meeting.

I plan on being there tomorrow to provide in-person comments. Please let me know if you have any questions or concerns.

Thank you,

Lauren

--



LAUREN KIMZEY

State & Local Government Affairs Senior Manager

O: 916.836.8984 C: 916.832.6651

E: kimzey@internetassociation.org

INTERNET ASSOCIATION

1414 K Street, 6th Floor, Sacramento, CA 95814



Internet Association

June 12, 2017

The Honorable José Huizar
Chair, Planning and Land Use Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

RE: Internet Association opposition to “Home Sharing Ordinance”
(CF#14-1635-S2 / CPC-2016-1243-CA)

Dear Chairman Huizar,

The Internet Association (IA) is respectfully, yet strongly **OPPOSED** to the proposed “Home Sharing Ordinance,” which requires internet platforms to act as quasi-enforcement agencies for local governments and conflicts with federal law shielding internet companies from liability for user-generated content on their platforms. Also, IA is deeply concerned about the adverse impacts the proposal would have on consumer protection and privacy.

IA is a nonprofit trade organization representing over 40 of the world’s leading internet companies and their global community of users. IA’s mission is to foster innovation, promote economic growth, and empower people through the free and open internet.

Consumer Privacy and Protection

Internet companies cannot innovate and successfully provide beneficial services without the trust and loyalty of their users. That said, a requirement forcing online platforms to provide government officials recurring access to user data sets a dangerous precedent that violates a fundamental tenet of online privacy – that a user’s information and online activities will not be summarily turned over to officials without sufficient legal justification. Our concern is heightened by the fact that the imposition of such a rule could be extrapolated to require further data from online platforms about their users.

IA argues that such a requirement could discourage the development of, and participation in, new and innovative internet services. Allowing government officials to obtain user data en masse may have an appreciable impact on the way internet platforms are perceived. Consequently, this could impact the frequency with which users participate in their services, as well as impose a burden on the companies through a loss of goodwill with their users. In short, a government policy that relies upon recurring data requests about online users for regulatory enforcement is not the right approach.

Intermediary Liability

In Subsection (f) under “Hosting Platform Requirements,” platforms are required to “actively prevent, remove and cancel any illegal listings” or face substantial fines and penalties. IA argues that holding internet platform companies liable for user-generated content contravenes well-established federal law.



Internet Association

Recognizing that the internet and interactive computer services provide a platform “for a true diversity of political discourse, unique opportunities for cultural development, and myriad avenues for intellectual activity,” Congress passed Section 230 of the Communications Decency Act in 1996. This statute addresses the treatment of online service providers and states in relevant part, “no provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider.” IA urges the committee to not upend this important legal foundation by establishing a precedent of punitive measures against internet platforms.

Protections provided by Section 230 have enabled the internet's explosive growth and the necessary legal certainty for internet services such as blogs, social networks, search engines, streaming services, e-commerce marketplaces, and in the immediate instance, travel and accommodation sites, among others to operate. By allowing hosts to connect with people in search of a place to stay, short term rental platforms are another prime example where the free flow of user-generated content is leading to empowered individuals and widespread economic growth.

Internet-enabled short term rentals are a positive social and economic development that local consumers, and consumers worldwide, are embracing for good reason. IA supports smart regulations that promote continued innovation. Unfortunately, the proposed ordinance does not support this goal, nor does it demonstrate Los Angeles's commitment to promoting the city as an internet and innovation hub.

IA stands ready and willing to work with you and Los Angeles officials to find public policy solutions that continue to allow innovative online services to flourish while addressing community needs. For the reasons stated above and more, IA must respectfully **OPPOSE** the proposed ordinance. Should you have any questions regarding our position, please feel free to contact me at (916) 836-8984 or Kimzey@internetassociation.org.

Sincerely,

Lauren Kimzey
Senior Manager, State and Local Government Affairs
Internet Association

CC: Members, Planning and Land Use Management Committee
Matthew Glense, Department of Planning

Google Groups

Re: Short Term Rentals: Multifamily Properties

Zina Cheng

Jun 12, 2017 3:46 PM

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

Please be aware that the correct email address for your written response is clerk.plumcommittee@lacity.org
For your convenience, I have included the correct email address for you.

The Office of the City Clerk is in receipt of your comment. It is included in the public record.

*****NOTE TO LA CITY STAFF*****

*****Please Cc sharon.dickinson@lacity.org on all emails related to PLUM Committee.*****

Zina Cheng
Deputy City Clerk/Legislative Assistant for:
Energy and Environment Committee
Health, Mental Health, and Education Committee
Planning and Land Use Management Committee

City of Los Angeles, Office of the City Clerk
Council and Public Services
(213) 978-1537
zina.cheng@lacity.org

On Mon, Jun 12, 2017 at 11:34 AM, Fred Sutton <fred@aagla.org> wrote:

Dear Honorable Councilmembers,

Attached, please find a letter to the Los Angeles City Planning and Land Use Management Committee regarding tomorrow's hearing on Short Term Rentals.

Kind regards,



Frederick Sutton

Director of Government Affairs

AAGLA, 621 S. Westmoreland Ave. Los Angeles, CA 90005

t: 213/384-4131 ext 309 | f: 888/384-4131

www.AAGLA.org

Twitter

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The Voice of Multifamily Housing Since 1917 ©



The Voice of Multifamily Housing Since 1917©

June 12, 2017

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

Planning and Land Use Management Committee

Dear Honorable Councilmembers,

On behalf of the Apartment Association of Greater Los Angeles (AAGLA), I am writing to share our thoughts and suggestions as it relates to the Short Term Rental Ordinance in the City of Los Angeles. The Apartment Association has a deep commitment to upholding the highest standards in the rental housing industry as well as a commitment to creating housing for all in Los Angeles county. From advocating in the halls of our nation's capital, the offices of our leaders in Sacramento and our local council chambers, we strive to add our expertise to decision makers as they craft good and effective policy.

Managing a community is complex. It is the rental owner and housing provider who is responsible for the operations of the building and caring for their community. On any given day managers must help resolve community disputes, conduct needed repairs, provide customer service, oversee vacancies, resolve nuisances and ensure the community operates in a way all residents can enjoy the shared space.

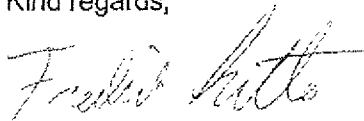
AAGLA applauds the City of Los Angeles for developing a regulatory framework for this important and growing sector of the economy. The future of the sharing economy is bright where appropriate. AAGLA praises the Planning Department for including provisions which protect the housing provider's ability to operate their communities by ensuring any sharing conducted by a community member must be given explicit written permission by the owner and prohibits the circumnavigating of a lease agreement. However, even a lease agreement can sometimes be time consuming and expensive to enforce.

AAGLA respectfully requests any regulatory framework as it relates to multi family residences and short term rentals **include a provision which would give the property owner the ability to completely remove the property from the prospect of home sharing on the site.** No community is the same and housing providers must be able to make the decisions that are best for their communities. Surely, with this technology there is a simple ability through the platform or the City to remove certain addresses and APN numbers from consideration.

Additionally, any monetary fine or other enforcement action for illegally engaging in a short term rental should be incurred by the aggrieving party. In the present state, it is difficult for the housing provider to monitor and catch an illegal short term rental in their building. Any enforcement mechanism, whether it is an official registration number or other method taken by City Code Enforcement should take into consideration the actions of the party responsible for the illegal rental.

AAGLA applauds the City for creating a framework for this emerging technology. The ability and need to remove a multifamily property from homesharing consideration is a reasonable and fair request. Thank you and please do not hesitate to give me a call with any questions or concerns.

Kind regards,



Frederick Sutton
Government Affairs Director
Apartment Association of Greater Los Angeles
(213) 384.4131 ext 309

Cc.

The Honorable Jose Huizar, Councilmember
The Honorable Marqueece Harris-Dawson, Councilmember
The Honorable Gil Cedillo, Councilmember
The Honorable Curren Price, Councilmember
The Honorable Mitchell Englander, Councilmember



Google Groups

Re: letter for file# (14-1635-S2)

Zina Cheng

Jun 12, 2017 4:14 PM

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

Please be aware that the correct email address for your written response is clerk.plumcommittee@lacity.org
For your convenience, I have included the correct email address for you.

The Office of the City Clerk is in receipt of your comment. It is included in the public record.

*****NOTE TO LA CITY STAFF*****

*****Please Cc sharon.dickinson@lacity.org on all emails related to PLUM Committee.*****

Zina Cheng
Deputy City Clerk/Legislative Assistant for:
Energy and Environment Committee
Health, Mental Health, and Education Committee
Planning and Land Use Management Committee

City of Los Angeles, Office of the City Clerk
Council and Public Services
(213) 978-1537
zina.cheng@lacity.org

On Mon, Jun 12, 2017 at 10:18 AM, Samantha Martinez <smartinez@kindelgagan.com> wrote:

Hi Zina

Another letter for the Home sharing file.

Thanks, Sam

Samantha Martinez

Kindel Gagan Public Affairs Advocacy

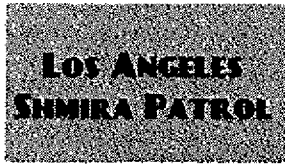
550 S. Hope Street, Suite 530

Los Angeles, CA 90071

Tel (213) 624-1550

Cel (213) 280-8537

smartinez@kindelgagan.com



June 12, 2017

Dear Councilmembers:

We are reaching out to you today to express our feelings and concerns about the pending City Council ordinance on Home Sharing in Los Angeles. As active members of this community and people of faith, we are aware and concerned about the policies that affect the quality of life and issues of fairness to the residents of Los Angeles.

The Jewish community of Los Angeles is very involved in business and hospitality, and we are supportive of creative mechanisms for providing both business and hospitality opportunities to Los Angeles.

Yet upon reviewing the specifics, we are concerned about the potential impacts of this ordinance, particularly how it will affect the rental market that our community and so many other communities rely on. Housing fairness is akin to human rights, and we see the potential for driving up rents to be highly worrisome for our community, with so many relying on rentals and so many rent rates increasing as the market becomes smaller due to the home sharing industry and its growth.

180 days is a significant portion of the year, and allowing homesharing for so many days puts our renting community under pressure to compete with the highly lucrative rates of by-the-night stays. We are concerned that this will push members of our community into financial distress, or worse, into homelessness.

We encourage entrepreneurship, but we also want to make sure that it does not come at the cost of fairness to our community and the communities we share this great city with. In the opposite vein of the suggested changes, we believe the Council should consider limiting the number of days that people can share their home and making sure that financial transparency is a top priority in the home-sharing industry. Community is so important to us and to everyone, we hope you can work towards creating an ordinance that works for all.

Sincerely,

Rabbi Israel Barouk, Da'at Torah Los Angeles

rabbi israel barouk

Rabbi Maayan Kerbel, West Coast Chabad Lubavitch

R. Maayan Kerbel

Kenneth Lowsenstein, Los Angeles Shmira Patrol

Kenneth Lowenstein

Avichai Ben Shmuel, Pico Shul

A. Ben Shmuel

Rami Evan Esh, Pico Shul

Rami Esh

Sarah Rivka Zulauf, Sarah's Organic Gourmet

Sarah Zulauf

Google Groups

Home Sharing Ordinance- CF 14-1635-S2

Shirin Afar, Esq.

Jun 12, 2017 4:24 PM

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

Dear Sirs/Madames;

My family and I live at 644 N. Tigertail Rd. Los Angeles, Ca. 90049, and we **vehemently oppose the above mentioned ordinance.**

Airbnb and other such short term rentals put strangers into homes but are indemnified by its users from any liability whatsoever. *This means the company doesn't have to vet anyone!! Criminal checks are not undertaken and identities are not verified!*

In other words, a burglar, pedophile, or otherwise violent or ill-intentioned person can rent a home right next to ours without any questions asked! This is absolutely unacceptable as a matter of public policy and for the safety and security of this neighborhood and its residents.

Please reject any such short term rentals from being able to operate in Brentwood.

Respectfully,

Shirin Afar
Attorney At Law
11126 Chandler Blvd.
N. Hollywood, Ca. 91601
Office: 310-927-3539
Fax: 818-432-8319

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Google Groups

Home Sharing Ord. CF 14-1635-S2

Kat Burke

Jun 12, 2017 4:55 PM

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

Over the last year, my rent stabilized apartment complex in the Fairfax neighborhood has seen-8 out of 20 units operated as illegal hotels. I have also seen 3 out of the 6 units right next door advertised for nightly rental on Airbnb.

The 14% TOT, which the City has been collecting without much scrutiny, has given the impression that home sharing is completely legal without restriction.

Many new tenants are not aware of existing laws, so whether nightly caps are 180, 90, or 60 days it will be news to most.

60 Days is a completely fair number to start with considering home sharing has technically been illegal in most areas of Los Angeles for any stay under 30 days.

Many people complaining about losing their livelihood, act as though their right to legally rent their unit or a portion of their unit vanishes. It simply is no longer a cash cow, but considering housing prices, they may in fact make more if they were to sign regular tenants to a 12 month lease.

Everyday that passes the number of units being taken off the market increases and more residents are left to fend for themselves.

It may be the standard of these home sharing services to leave their users in a legal mess, but it is reprehensible for paid officials to join in the racket.

Clear cut expedient legislation is needed immediately and the draft proposals address most key concerns, the health, safety, environmental and nightly caps I'm sure could be debating for another entire year but my advice is to start conservatively but please TAKE ACTION NOW!

Sincerely,

Kathryn Burke

Formosa Ave. Los Angeles, 90046

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Hoeksma, Gerben

Jun 12, 2017 2:43 PM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

Any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
2. Host must be on the premises during any short-term rental; in other words, no entire house rental by absentee host.
3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

These are very generous parameters. We are supporting our local homeowners' association recommendations, but we personally would like even more restrictive rules. If we wanted to live next to a hotel we could find a cheaper spot. Please consider your constituents.

Yours respectfully,

Jill and Gerben Hoeksma

449 North Bonhill Road, LA 90049

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Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Jean Gitlin

Jun 12, 2017 4:31 PM

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

To Whom It May Concern:

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

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- 3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees**
- 4. Limit on number of guests to two adults per bedroom plus children under 16 in same family**

Thank you,

Drs. Jean and Michael Gitlin

Jean Gitlin, Ph.D.
Clinical Psychology
12015 Saltair Place
Los Angeles, CA. 90049
Office: 310-472-6737

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Gail Israel

Jun 12, 2017 5:37 PM

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

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Yours respectfully,

Gail Israel

Robert Israel

345 N Carmelina Ave

LA, CA 9049

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Eric Epstein

Jun 12, 2017 8:15 PM

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

I live in Brentwood and am concerned about short term rentals. It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals. I do not favor a complete ban. I think the regulations suggested below strike a good balance between a homeowner's right to obtain some income from his property and provide a service of less expensive accommodations for visitors, with the rights of the neighbors not to have a never ending flow of transient tenants or a "de facto" hotel in a residential neighborhood. Therefore, any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
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3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees;
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

Yours respectfully,

Eric M. Epstein

Google Groups

LA Council PLUM meeting item # 14-1635-S2

Simone Wallace

Jun 12, 2017 10:25 PM

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

Greetings LA City Council PLUM Committee members,

I am a homeowner in Venice, unable to attend the Tuesday June 13, 2017 meeting. Please see my remarks in FAVOR of Short Term Rentals/Homesharing.

To: Clerk, Plum Committee, L.A. City

From: Simone Wallace, 1213 Preston Way, Venice 90291

Re: Agenda item number 14-1635-S2

I'm writing about the Planning Commission's proposed Homesharing Ordinance.

I have lived in my home in Venice since 1978. I am a retired Community Bookseller and Adult ESL educator. I have a smaller retirement income than expected due to the economic downturn of the 2000's.

Two years ago I turned a portion of my home into a private studio apartment. I am therefore living in a slightly smaller space, and taking in short term boarders. This is an age-old practice. For generations people took in boarders or lodgers to help pay for their homes. The space I rent is not suitable to be a permanent rental, it has a small kitchenette area with an undercounter refrigerator, a coffee pot and microwave.

I advertise the apartment as a studio apartment in the "quiet zone." I only accept guests who understand that we are in a residential neighborhood and who respect the peaceful environment. There is no entertaining, no parties. I live on the premises and oversee the situation. Guests explore the neighborhood, and bring business to our section of East Venice shops, coffee shops and restaurants.

We have nothing in common with developers who buy up buildings, evict renters, and do not supervise activity on the premises. As you make recommendations regarding this proposal, I urge you to separate private homeowners like myself from corporate landowners who have no interest in the neighborhood other than as an investment and as a way to make large profits. This is my home and I expect anyone in it to be considerate of others.

Thank you for your careful consideration of the people's lives behind this proposal.

To: Clerk, Plum Committee, L.A. City

From: Simone Wallace, 1213 Preston Way, Venice 90291

Re: Agenda item number 14-1635-S2

June 12, 2017

To Whom it May Concern,

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Thank you for your careful consideration of the people's lives behind the proposal.

Google Groups

Council File: 14-1635-S2 – Agenda Item No. 7

Linda Kokelaar

Jun 12, 2017 11:47 PM

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

Please see attached letter.

Linda Kokelaar
7721 McConnell Avenue
Westchester, CA 90045
310-641-7558
lindakokelaar@sbcglobal.net

June 11, 2017

Council File: 14-1635-S2 – Agenda Item No. 7

Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

Reference Numbers

Related Council Files: 14-0593; 14-0600-S89

Case: CPC-2016-1243-CA

Environmental: ENV-2016-1277-ND

Planning and Land Use Management Committee:

I strongly oppose legalization of short-term rentals.

I request that rather than legalize short-term rentals, ***the City take firm steps to enforce the existing law.*** It is presently illegal to operate Short-term Rentals in R-1 districts.

People should NOT be allowed to use their homes as hotels, motels, bed and breakfasts, hostels, or any other form of temporary lodging, for any period of time.

People arriving with luggage and backpacks at all hours of the day and night disrupt the peace and quiet and the residential character of neighborhoods.

I highly doubt my letter will be read, but in case it is, I want to let each of you know that I read many of the letters written by owners of short-term rentals “begging” the Council not to place restrictions on them, “begging” not to have to pay TAXES on the income they earn! Excuse me? Why shouldn’t restrictions, guidelines, rules be placed on them? Why shouldn’t they PAY taxes on the money they earn? These people inconvenience their neighbors; they are making money, putting their neighbors at risk, using City services. So . . .

Since people are and will continue to rent out their homes, ***I recommend regulations on short-term rentals in the City of Los Angeles, WITH the following restrictions and ENFORCEMENT.***

Upon filing for a short-term rental permit, hosts shall notify property owners within 500 ft. and provide 24/7 contact information.

Only owner occupied primary residences shall be permitted to host for short-term rentals, and only one unit shall be permitted per host.

Prior to listing, hosts shall be responsible for verifying that their properties comply with the Los Angeles Building and Safety codes at their own expense and shall make all necessary repairs prior to renting.

All hosts shall obtain a City permit and a permanent registration number. The condition of receiving a City permit and permanent registration number shall be the following: proof of primary residence plus liability insurance for this specific use including any rider that may be necessary for a non-conforming use on the property. Examples of proof of primary residence shall include utility bill, drivers' license and the like.

The City shall establish and adequately staff a short-term rental complaint and enforcement unit.

All hosts shall include their permanent City registration number on all advertised listings in all media.

All hosts shall register with the City Department of Finance and remit transient occupancy taxes "TOT" including any and all back taxes owed. Short-term rental TOT receipts shall not go into the General Fund, but shall be used to create a special enforcement/compliance unit specific to enforcing regulation of short-term rentals. An example of this compliance unit is the LAHD inspection program for multifamily units.

Hosts shall be required to pay the City's legal minimum wage, abide by hotel employee protections and register with the State Employment Development Department.

Hosts shall disclose such information as the City deems required for enforcement. Examples of this information shall include the type of rental, whether one room or whole house, how many nights per year, how many guests and the like.

Hosts who refuse to register or disclose information necessary for enforcement shall be prohibited from operating in the City and face such penalties and fines as may be deemed appropriate by the City under the new ordinance.

Platforms shall only list City registered units and display registration number in each listing.

Platforms shall disclose information deemed necessary by the City for enforcement and for collection of back taxes and shall be held accountable, including fines and other penalties as may be deemed appropriate by the City, for any unregistered online listings appearing upon the platforms' website.

The ordinance shall establish a right of appeal of the issuance of a short-term rental permit.

The ordinance shall establish a private right of action by individuals in the community.

No rent stabilized units "RSO" shall be allowed to rent short term.

Sincerely,

Linda Kokelaar

Google Groups

Home Sharing Ordinance: CF 14-1635-S2 -- OPPOSITION

Terry Tegnazian

Jun 12, 2017 10:10 AM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

I urge the PLUM committee to uphold current law and zoning, and decline to pass the so-called Home Sharing Ordinance, despite the enormous pressure you are receiving from Airbnb-supported and -organized people.

Keep in mind that right now, UNDER CURRENT LAW, each person who owns property in an R-1 zone CAN SHARE THEIR HOME by leasing their homes and/or a room(s) within the home for more than 30 days, generating a steady stream of rental income on a stable basis — which addresses the frequent claims that people would lose their homes without the added income — and at the same time help the severe housing shortage in Los Angeles where many young people cannot afford an apartment, much less a house. The city has been shamefully derelict in enforcing its current laws in connection with short-term rentals — how can we rely on the city to enforce the more complex provisions of any new law?

However, if the committee continues to entertain the possibility of a so-called Home Sharing Ordinance, then any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
2. Host must be on the premises during any short-term rental; in other words, no entire house rental by absentee host.
3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family.

Yours respectfully,
Terry Tegnazian

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Cohen Cita

Jun 12, 2017 1:43 PM

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

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Any permissive Ordinance in Los Angeles should contain the following:

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4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

**Yours respectfully,
Cita and Myles Cohen**

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Debra Tenzer

Jun 12, 2017 12:27 AM

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

This issue is very important to us.

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

Any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
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3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family.

Thank you!

Sincerely,
Debra & David Tenzer
305 South Carmelina Avenue
Los Angeles, CA 90049

Sent from my iPhone

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Tipton, John

Jun 12, 2017 8:46 AM

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

Ladies and gentlemen, short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals. Please make sure the City of Los Angeles implements common sense restrictions on such rentals.

Any permissive Ordinance in Los Angeles should at least contain the following:

1. Maximum of 60 days in a year
2. Host must be on the premises during any short-term rental; in other words, no entire house rental by absentee host.
3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

Thank you for your support. John Tipton 345 Homewood Road, Los Angeles, CA 90049

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Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Albert Berookhim

Jun 12, 2017 9:33 AM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

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3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

Yours respectfully,

Best Regards,

Albert Berookhim
505 S. Westgate Ave.
Los Angeles CA 90049

Google Groups

Home Sharing Ordinance; CF 14-1635-S2

Debussy Trio Info

Jun 12, 2017 11:17 AM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

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4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

Yours respectfully,

Diana Dickstein

Bundy Drive – Brentwood 90049



Virus-free. www.avast.com

Google Groups

Home Sharing Ordinance: CF 14-1635-S2

Amanda Weinstock

Jun 12, 2017 12:52 PM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

Any permissive Ordinance in Los Angeles should contain the following:

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Yours respectfully,



Edwin Grover <edwin.grover@lacity.org>

Fwd: City Council File #14-1635-S2

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

Mon, Jun 12, 2017 at 10:08 AM

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

From: **Elizabeth Murphy** <elizabethm@straca.org>
Date: Mon, Jun 12, 2017 at 9:13 AM
Subject: City Council File #14-1635-S2
To: etta.armstrong@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org
Cc: Robert St Genis <robert@la-stra.org>

Using scare tactics under the facade of research



posted by **ELIZABETH MURPHY** | 14sc
June 12, 2017

We have all heard the argument before that short term rentals (STRs) have a large negative impact both on inventory of affordable housing and also on rents. The Los Angeles Alliance for a New Economy (LAANE) prepared a study in 2015 that is filled with data that was meant to be support for these often made arguments. LAANE is a union supported advocacy group and this is an important detail to note when considering the flawed study they put out in 2015.

Their goal is to protect all those union workers in the hotel industry and fear and hyperbole are their tactics. LASTRA has already gone on record about the study LAANE being fatally flawed, if for no other reason than it looked at just one single day to determine all of its statistics. It is always important when looking at statistics to look at the source of those statistics. What type of study was it, was it in fact well designed, and how was the data manipulated to come up with the reported results. These are all key questions that help one determine the validity of statistics.

However, look through the footnotes in the LAANE study and you will not see credible sources for any of their data. Instead you will find things like newspaper articles, blog posts, and Airbnb's own listings among the sources. Further, any good researcher will tell you that you cannot take a single set of data (just one day's listings) and generalize to the other 364 days of the year, that is bad science. To get a comprehensive look at how listings on Airbnb are impacting the Los Angeles housing market or the economy, one needs to look at the big picture. There is no other way to account for things such

as, seasonal fluctuations in tourism, or for hosts that only rent out their homes for a limited number of days a year rather than full-time. LAANE would have those that read their study ignore the flaws so it can have the impact they intended, which is to scare legislators into action against STRs and garner support among their members and the general public for their anti-STR position.

We here at LASTRA know the facts and they just are not represented in the LAANE study. One solid data provider is Airdna. On Airdna's website, they say this about the data they collect: "Our sophisticated technology picks up every intricate data point on every Airbnb listing in the world. Whether you want to analyze short-term rental rates in Majorca or regulatory impacts in Manhattan, Airdna has the most comprehensive & longest spanning data set." (Emphasis added). But LAANE did not get data from Airdna or any other source that analyzes periods of time, not does a count of one days listings on one portal. Nor did LAANE talk to LASTRA because they had no interest in hearing that the total **number of STRs in Los Angeles represents less than 1% of total housing in LA**. We at LASTRA are very concerned about the affordable housing crisis that has plagued this city for decades. **We advocate that the \$35-50 million a year in potential TOT revenue in LA be applied to the underfunded affordable housing trust fund**. We know that the real problem is a lack of new development in the city. As for rising rents, when there is a housing shortage no one should be surprised to see rents go up because the market will support those higher rents. Build new units and add to the supply and suddenly rents begin to stabilize or even drop because now the supply is meeting the demand of the market. This is basic economics.

But as long as we are talking about demands of the market, Airbnb, VRBO, HomeAway and many others would not be the success story it is if there was not a very real, and very robust, demand for the type of accommodations they list on their website. The industry is actively seeking to work with local legislators to come up with reasonable regulations that allow cities to capture the transient occupancy tax, to get new hosts properly registered with their cities so there can be appropriate oversight to protect everyone from the host to the guests to the full time residents in the neighborhoods.

Scare tactics are used because they work and because most people will not take the time to vet a study they read about in the paper. And we all know that it can be easy to cherry-pick who to interview when seeking to tell only one side of a story.

To view more blog posts, visit LASTRA blog

Elizabeth Murphy
Paralegal
LASTRA/STRACA
Cell: 443-852-0429



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: Council file #14-1635-S2

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

Mon, Jun 12, 2017 at 8:33 AM

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

From: **Elizabeth Murphy** <elizabethm@straca.org>
Date: Sat, Jun 10, 2017 at 3:56 PM
Subject: Council file #14-1635-S2
To: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

To be added to the above referenced City Council File:

Airbnb has a new friend, the City of New Orleans

Posted by Elizabeth Murphy 1450 on May 06, 2017

Many of us have no idea what kinds of battles are being raged against short term rentals (STRs) outside the U.S. But Airbnb is at the forefront of those battles and has the steep legal bills to prove it. In New Orleans though, things went differently for Airbnb. It decided to approach city officials and work together with them to create STR regulations. The New York Times reported on this in December of last year.

Indeed, Airbnb sees their negotiations and the eventual regulations they helped create as a model for how to work with other cities both here in the U.S. and abroad. This is not the first time Airbnb has reached out to city officials but this is the first time the city in question was truly receptive to the company's efforts. As a result, regulations now in place in New Orleans include concessions from Airbnb that may seem a bit surprising but merely reflect what can happen when two opposing sides come to the table with a genuine desire to find true compromise. Take the desire to know the names of hosts along with the addresses of their rental units, Airbnb has filed suit against several cities demanding just this and the company's complaints are based on the constitutionality of their users' personal information. When Airbnb raised their concerns over user privacy the city agreed that they would keep all host data private. It was this concession that made it possible for Airbnb to accept the terms.

In addition to sharing data about their users, Airbnb will ban any listings for the city's French Quarter, a move intended to mollify the hotel industry here. Hosts in the city must have a permit to operate their STR but Airbnb is working together with the city to

provide automatic registration for hosts when they sign up to list on Airbnb.com. The company agreed to an annual cap of 90 total rental days for homes rented out in their entirety. When the cost of enforcing any new STR regulations came up, Airbnb agreed to collect from New Orleans' hosts an extra \$1 in fees to help offset the city's enforcement cost. The company has now developed what it calls a "policy tool chest," developed in part as they negotiated with New Orleans, which it recently unveiled as the guide for successfully working with other cities.

New Orleans became the success story it did in part because it saw that STRs are likely here to stay and cities that tried to ban them outright were not having the greatest success enforcing their bans and were facing expensive legal challenges. As a result, city officials decided it was time to work with the main facilitator of STRs, Airbnb, to see if they couldn't find a better way to regulate this fast growing industry. The city also had no difficulty seeing there were benefits to be had if they could manage to collect taxes on the STRs. Now they have a new revenue stream and a partner in enforcement because of Airbnb.

To learn more about the benefits of short term rentals, visit the STRACA blog: <http://www.straca.org/blog>.

Elizabeth Murphy
Paralegal
LASTRA/STRACA
Cell: 443-852-0429



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: Petition asking that the City of LA doesn't limit the allowed days for short term rentals (Council File No:14-1635-S2)

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

Mon, Jun 12, 2017 at 8:33 AM

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

From: **Frank Breakwell** <frankb@la-stra.org>
Date: Sun, Jun 11, 2017 at 9:31 AM
Subject: Petition asking that the City of LA doesn't limit the allowed days for short term rentals (Council File No:14-1635-S2)
To: councilmember.huizar@lacity.org

Councilmember Huizar,

Attached is our petition of over 1000 signatures asking that you please do not limit the allowed days of short term rentals in the City of Los Angeles.

--
Best Regards,
Frank Breakwell
Communications Manager



Los Angeles
Short Term Rental
Alliance

www.la-stra.org

213-608-6372
www.la-stra.org

Mobile (213) 291-6971
Fax (310) 507-7821

106 1/2 Judge Aiso St.

Suite 500

Los Angeles, CA. 90012



Don't limit the number of days allowed for short term rentals in Los Angeles

Short Term Rentals have been an integral part of our community for decades. Short term rental hosts and guests are an integral component of the tourism sector's revenue in the greater Los Angeles area.

Families using short term rentals are not only making memories together, they are also allowing our local communities are prosper through their spending. For every \$100 a traveler spends on lodging, they will spend 50-75% more in their hosting neighborhood on food and dining out, local ground transportation, recreation, and retail shopping.

The significant economic gains this produces allows for more local employment and local business opportunities within our communities. The tourism industry accounts for one out of every ten jobs in the Los Angeles area.

Short term rentals are projected to generate over \$30 million a year in transient occupancy tax revenue in the City of Los Angeles alone. This 14% tax that is placed on all STR's could astronomically help the city. We at the Los Angeles Short Term Rental Alliance propose that this revenue be allocated towards building the affordable housing that is so desperately needed. From the astounding homeless population to the working class being pushed out of their neighborhoods due to rising rent costs, focused utilization of TOT from short term rentals can make a significant impact on a desperately underfunded affordable housing trust fund.

The City of Los Angeles' proposed homesharing ordinance's restricting the number of days that a short term rental may operate to 180 days would have severe negative repercussions for the city and not provide a single tangible benefit to our communities. Limiting the number of days reduces TOT revenue, as well as sales tax revenue. It hurts local businesses with less opportunity to capture visitor dollars. It will put people from housekeepers to local professionals serving short term rentals out of work. It could kill innovative start up cottage industries that have come to be because of short term rentals. People can't work half a year. Most businesses can't operate half the year.

By signing this petition I request the Los Angeles City Council **does not limit the number of allowed days for short term rentals** as it will have negative effects on the local economy and make the City of Angels less progressive, innovative and inviting.

Total signatures: 1002

	Name	State	Comment
1.	Harold McCarthy	CA	Limiting short term rentals days isn't going to help bring back Broadway....
2.	Thomas Salinas	CA	
3.	jennifer vince	IL	
4.	Frank Breakwell	CA	
5.	Bradley den Dulk	CA	
6.	Riley Schmidt	CA	
	Francesca		
7.	Watson McFeely	FL	Francesca Watson McFeely
8.	Connie Carlisle	AL	
9.	Lisa Riding	CA	
10.	pete slaga	CA	
11.	Wes Walker	CA	
12.	Kathy Kelly		
13.	Lauren Frazier	WA	
14.	Rick Lee	HI	
15.	Brandon Calley	CA	
16.	Jesse Nelson	OH	

	Name	State	Comment
17.	Robert StGenis	CA	
18.	Bruce Bennett		
19.	Pam Marton	CA	
20.	William North	CA	
21.	Ken Johnson	CA	
22.	Shauna Ruby	FL	Shauna Ruby
23.	Nancy Kramer	CA	This is a property rights issue and being a property owner, I seriously object to anyone telling me to whom or how long I can rent MY property. There is no difference between my short term rentals and my long term rentals. They are all rentals and it's MY property!
24.	Timothy McDaniel	CA	DO NOT LIMIT # of days for STR's. I will have to fire 5 people who work for me as a result.
25.	Ann Marie laser	CA	
26.	Scott Crawford	CA	
27.	lisa klein	CA	
28.	Sarah Mckee		
29.	Kevin Lefeuvre	CA	
30.	Helena Delu	CA	
31.	Mollie Harstad	CA	My company, DwellWell, certifies STRs for safety. Balanced legislation is essential to hundreds of small businesses that have grown from the sharing community. There are ways to satisfy both sides - I'm happy to speak with anyone concerned about safety and responsible STRs.
32.	Randy Jensen	CA	
33.	Justin Deitchman	CA	
34.	Aaron Ely	CA	Aaron Ely
35.	john diguisepe	CA	
36.	Elizabeth Cullen	CA	
37.	Dianne Craik		
38.	Sandeman Craik		
39.	Amy Rose Craik		
40.	Hellen Kim	CA	
41.	Shandi Dollman	CA	
42.	Carolyn Clark	CA	Carolyn A Clark
43.	Danielle Williams	CA	
44.	Jimmy Evangelatos	CA	
45.	Cathy Goutierrez	LA	
46.	james gutierrez	Veneto	
47.	Lino Wiehen	CA	
48.	Brandon Rud	CA	
49.	Kimberly Jackson	MN	Kimberly Jackson
50.	Rory Revier	CA	
51.	scott zimmerman	CA	
52.	Lyndall Hobbs		

	Name	State	Comment
53.	Hamid Hannani	CA	
54.	Leslie Hope	BW	Leslie Hope
55.	mindí abair	CA	
56.	Vicki Caraway	Île-de- France	Vicki Caraway
57.	Manolito Mendavia	CA	
58.	Victoria Judah	CA	Victoria Judah
59.	Amelia Pitti		
60.	Erica Satchwell	CA	
61.	Zoey Parr	PA	
62.	David Dolce	CA	
63.	Jill Part		
64.	Mary Milbrand	CA	
65.	Margarita Sainas	CA	
66.	Vanessa Rud	CA	
67.	Kim Peterson		
68.	Cara brown	CA	
69.	Robert Radosta	CA	
70.	Thomas Turley	CA	
71.	Jeffrey Schneider	CA	
72.	Manrique Brenes		
73.	Erich Berry	CA	
	Nunzio		
74.	Donato Ciaraulo	CA	
75.	Robert Oxford	CA	
76.	Andrew Poitras	CA	
77.	Kate Sancer	CA	
78.	Camilo jose Alarcón	CA	
79.	Cindy Parisotto	CA	
80.	Baron Bruno	CA	
81.	Olivia Parr- Rud		
82.	Claudia Carlotti		
83.	Stephen Wolf	NY	
84.	Lynette Vartanian	CA	
85.	Monaca Brown	CA	
86.	Gloria Tallini		
87.	James Clifford	CA	
88.	Leslie Crumley	CA	
89.	Lisa Revelins	CA	

	Name	State	Comment
90.	Grace Huang	CA	Grace Huang
91.	Norma Roat	CA	
92.	Juan-Carlos Castano	CA	
93.	Robert Greene	CA	Robert Greene
94.	Cliff Crumley	CA	
95.	Avni Doshi		
96.	Katie Cross	CA	
97.	Josephine Mendavia	CA	
98.	Cicely Prescod	CA	
99.	brian Bosson	CA	Brian Bosson
100.	Kate Balatbat	CA	
101.	Brian Fitzgerald	GA	
102.	Stephanie Davidson	CO	
103.	Tracy Spencer	AZ	
104.	Pam Wolny	CA	Restricting the # of days to rent decreases TOTs and also gives less flexibility to owners & managers to choose high quality guests to stay at their properties. Robust rules and effective enforcement, along with security deposits ties to following the rules is a more effective way to keep the neighborhood peace than arbitrary caps.
105.	Matthew Davidson		Please also focus on the removal of the ordinance's primary residency restriction, which will only serve to drive down property values for all Los Angeles homeowners and will do nothing to increase the availability of AFFORDABLE housing in the area.
106.	Ryan Anderson	CA	
107.	Gregg Brown	CA	
108.	julie roback	CA	
109.	Yvonne Bernard	CA	Yvonne Bernard
110.	Kaitlyn Ryan	CA	
111.	Paige Marton	CA	
112.	Freida Walker	CA	Freida Walker
113.	Miriam Janousek	CA	Miriam Janousek
114.	Jay Luong	CA	
115.	Thomas Luong	CA	
116.	Wendy Crimp	CA	
117.	Barbara Kramar	CA	
118.	Silvia Kratzer	CA	Silvia Kratzer
119.	Lior Sadgan	CA	
120.	Mark Zoeller	CA	
121.	Dustin Fuselier		
122.	Sam Golfeiz	CA	
123.	Jann Landess	CA	I already receive your emails and messages.
124.	Jeanne Mount	CA	Jeanne Mount
125.	Jason May	CA	
126.	Jody A		

	Name	State	Comment
127.	Peter Silvester	CA	There is never enough space for all the professionals, artists, students, interns, executives, investors who come to Los Angeles all year round. They will never be looking for hotels nor one year leases. AIRBNB is the best and only solution for them. While they are here, they buy cars, eat out, going to private schools, invest in properties, look for employment, tour around on their days off. Mostly they are extremely busy and are happy to have a safe home to go to at night where there is someone at the home to look after them and their belongings.
128.	Alan Bynder	CA	Alan Bynder
129.	Brian James		
130.	Joseph Ahdoot	CA	
131.	Christina Hutchence	CA	
132.	David Saghian		
133.	Sean Sadgan	CA	
134.	Susan Luong	CA	
135.	Pete Henry		
136.	Dale Herd	CA	Why not limit the number of short term stays hotels can allow? Don't you represent the little guy?
137.	Ray Pages	CA	
138.	Jennifer Blatz		
139.	Stan Leiken		
140.	Alice Burston		Short term rentals add to the city not detract. Tax revenue and jobs are a plus both here rated by short term rentals.
141.	kathy neal	CA	kathy neal
142.	joseph stone		joseph stone
143.	Aiain Bali	CA	
144.	Charles Martin	CA	
145.	Melissa Bodin	CA	Melissa Moore
146.	Eugene Ridenour	CA	
147.	Adam Henninger	CA	Adam Henninger
148.	Nancy Luong	CA	
149.	Josh Matsunaga	CA	Josh Matsunaga
150.	Cedric Berry	CA	
151.	James Walls	CA	I support being able to stay in beautiful short-term rentals that are a home away from home. I don't think it is American to restrict my rights on where to stay - being the alternative would only be a motel or hotel.
152.	Ilish Perez	CA	
153.	Kathleen Kanan		
154.	Jody Myers	CA	

	Name	State	Comment
155.	Rebekah Paul	CA	The people who use Airbnb are NOT the same people that would stay in a hotel. They are typically young, 20-somethings who live in countries that are accustomed to traveling more frequently than we are. They save and save and save to come here and need cheap accommodations, but then spend in the retail stores and restaurants. I've even seen that family and friends send money with them to buy goods to bring back home for them. If there were no Airbnb, they wouldn't be forced to stay in hotels they WOULD NOT COME. That means MILLIONS in lost revenue to retail stores, restaurants, entertainment centers, etc. I have met so many nice young people from abroad. Sometimes they are not from abroad but are young friends getting away from college here in the states or are coming to take dance lessons. I have once hosted grandparents from the Midwest who have a large family - thus are not wealthy people who can afford expensive accommodations - and were here to meet their grandchild for the first time. These are the people that you will be driving away with the policies that you make. Additionally, as a single person, it really helps me as a host to not be lonely all the time and depressed. It has helped my mental state a TON to have people around. Don't discount that aspect to this situation! It has also allowed me to have extra income to go to a gym to try to get stronger and help my fibromyalgia. Consider that your policies will impair both my mental and physical health!
156.	Janine Hamberger	RP	We are a young couple going on a roadtrip on the westcoast for our honeymoon. We couldn't pay all of it if we had to go to a hotel where we have to spend 80 \$ per night or even more.
157.	Samir Salameh	CA	
158.	Keller Hopkins	CA	
159.	Monaca Brown		
160.	Jonatan Cáceres		
161.	Marcelina Cardona	CA	
162.	Marla Sarris	IL	
163.	jenn pualino		
164.	Shanit Cohen	CA	
165.	Scott Hale	CA	Scott Hale
166.	Mike Lipscombe		
167.		CA	
168.	Laura Weissman	CA	Laura Weissman
169.	Tim Snowber	VA	All sorts of people use STR's for all sorts of reasons. The hotel industry is going strong in LA and doesn't need protection. We are providing a service that benefits the community, the city and the travelers from all over. We support sensible regulation. Please allow us to keep this important asset to our city thriving by not putting a 180 night limit on our home sharing.
170.	Jonathan Eihu	CA	
171.	Jasmin Saghizadeh		
172.	Sholom Fine	CA	no term limits
173.	Ann Keniston		
174.	Barbara Leiken	CA	
175.	Andrew Griggs	CA	No cap, no cap on # of groups. No to the prohibition against any other home based business in a shared home, Allow people to home share in RSO units. Owners and renters of RSO units should be able to home share their primary residence! That clause hurts the poorest home owners and renters in the city.
176.	Lisa Carey	CA	
177.	Elena Arnold	CA	
178.	Sherry Kennedy	CA	
179.	Robin Wallace	CA	ROBIN WALLACE

	Name	State	Comment
180.	Oliver Dark	CA	
181.	Oliver Dark	CA	
182.	Kari Turner		
183.	Sandra Dugan	CA	
184.	Mark Donnelly	CA	
185.	Carole Antouri	CA	
186.	K C		
187.	Elise Lanr	CA	
188.	Christiane Burnap	ID	Christiane Burnap
189.	Marilee Burton	CA	
190.	Max Matteo		
191.	Mitch Florez	CO	Having just returned from L.A. for a funeral. My wife and I just experienced a pleasant and convenient stay at a short term rental in the area where the funeral proceedings were held. As the financial studies showed, we spent many dollars on rental car, and food in addition to lodging. We have intentions on returning to L.A. for a pleasure visit and would, hope that short term rentals via Airbnb are available. Please vote in favor of continuing and extending days that an Airbnb private rental can be available for consumers like us.
192.	richard shilling	CA	
193.	rachel naples	CA	
194.	Nazanin Nazar	CA	
195.	Arthur Kurkjian	CA	
196.	Linda Luong	CA	
197.	janis florez	CO	
198.	Cathy Landen		
199.	Sumayyah Ibrahim	England	
200.	Ginny Crosby	GA	
201.	Ca Cell Phone	CA	
202.	Jeanette Iskat		
203.	Nancy Highlands	CA	nancy highlands
204.	Jean-Baptiste Ros	CA	
205.	Shekinah Johns		
206.	Lisa Moretti	CA	This is a move by big business. We live in a free and entrepreneurial country, in fact it is what built our country. Additionally, the home stay experience is what breaks down barriers and releases our frayed social fabric. This measure needs to be rejected.
207.	Caren Rago	GA	
208.	Xered Villanueva		
209.	Chris Smith	CA	
210.	Michael Rizzolo	CA	
211.	Diane Ramirez		Regulation is fine, taxation is fine, but please don't limit rental days.
212.	Claire Kurkjian		
213.	Shirin Shojapour		

	Name	State	Comment
214.	Brian Garbellini		
215.	Anne Herlihy	CA	
216.	Adrian Tylim	CA	
217.	Bonnie Blustein	CA	No cap, no cap on # of groups. No to the prohibition against any other home based business in a shared home, Allow people to home share in RSO units. Owners and renters of RSO units should be able to home share their primary residence! That clause hurts the poorest home owners and renters in the city
218.	Gary Boatner	CA	
219.	Oliver Dark	CA	
220.	Patricia Viton		Patricia Landen
221.	debora Landen		I stay at an airbnb house in Woodland Hills, which is perfect: close to my family to whom I visit every year, more comfortable and bigger than an hotel's suite, more convenient because the owner can help me during my stay in a personal way, Besides all that, There are not hotels in the area.
222.	Patricia Mulligan	CA	
223.	Sylvia Contreras	CA	
224.	Lewis Stewart	CA	
225.	Big Bear Property Services	CA	
226.	John StGenis	GA	
227.	Bonnie StGenis	GA	
228.	Darcy Halsey	CA	Darcy L Halsey
229.	Mia McGlynn	CA	Thank you for all you do!!
230.	J.P. Samson	CA	
231.	Justin Deitchman	CA	
232.	Claudia Parducci	CA	Please focus your efforts on people who abuse short term rentals by buying up multiple units for that purpose. The great majority of us are not abusing the short term rental system and it has proven to be a successful model. For home owners these rentals help pay the mortgage, cover unexpected medical costs, and pay for kids to attend school. For renters they offer a unique and cost effective way to experience our city, and for the city they are a source of tax revenue. There are abuses, to be sure, but they are the exceptions. Please don't punish the rest of us for the behavior of a few.
233.	Toshiana Flanary	CA	Toshiana Flanary
234.	Jennifer Zeiter	CA	Jennifer W Zeiter
235.	Cathy Tylim		
236.	Aaron Ely	CA	
237.	Josh Ohanian		
238.	Robert Efzer	CA	
239.	Bryan Bonelli	CA	Bryan Bonelli
240.	Dana Smith	CA	
241.	Ash Pathi	CA	
242.	Ryan Ginja	CA	
243.	Blaine Smith	CA	I support short term rentals!
244.	Barbara Velasquez	IA	
245.	Brett Williams	CA	
246.	Jill Schott	CA	
247.	Ruth Bustamante	CA	As students, we depend on short term rentals for internships housing and project start-ups. We can't go into long contracts when the market isn't providing us with fair wages.

	Name	State	Comment
248.	Michelle Aarons	CA	michelle aarons
249.	Andrew Baker		Andrew D Baker
250.	Christopher Crutchfield	CA	
251.	Brandon Kuschill		
252.	Debbie Milani	CA	I support the right of Owners to make their properties available for Short-Term rentals. The TOT collected benefits the communities where the property is located, as does the money spent by guests.
253.	Dane McCleary	CA	
254.	Chelsea Graue	CA	
255.	Ryan Bradley	CA	
256.	leslie strickland		
257.	Carol Dickson	CA	The local economy benefits from short term rentals . Quit making this into a thing, this it's not a thing, find something productive to do and leave these rentals alone!
258.	Isaiah Walter	CA	
259.	Annee Martin	CA	Annee Martin
260.	jason Vogel	CA	jason Vogel
261.	Tino Ferrulli	CA	
262.	Adam Hamoui	CA	
263.	Suzanne McCombs	CA	
264.	Richard Matthews	CA	
265.	Jim Morris	NV	
266.	Jeffrey Smith	CA	
267.	William Rousseau	CA	
268.	Steven Jones	CA	
269.	Ashley Colvin	CA	
270.	Bruce Britton	CA	
271.	Sharon Gavin	CA	
272.	Chad Cress		
273.	chris wagner	CA	
274.	Kerry Wolny	CA	
275.	J. Young	CA	
276.	Jeremy Saville		
277.	Stu Roberson	CA	
278.	James Pfeiffer		
279.	Jan Leasure	CA	
280.	Lori Jakubowski	CA	
281.	Alexina Navarro		
282.	sheila gale	CA	
283.	Dennis Hibbs	CA	
284.	Steve Fields	CA	
285.	Sheila Dundon	CA	Sheila Dundon

	Name	State	Comment
286.	Alison Jefferson	CA	Vacation Rentals in homes are the only way I travel with my family - we can't afford to rent multiple hotel rooms and would rather vacation in a location that allows STRs. If the number of nights is limited home owners will raise their rates due to the obvious influence of supply in demand.
287.	Tracy Jenkins	CA	
288.	Lotte Marcus	CA	Short term rentals have become a way of life - it is not housing but taking guests into your home. it does not have the anonymity of hotels.....
289.	Teresa Ramis	CA	
290.	Elizabeth Murphy	IA	
291.	Albena Trandeva		
292.	Doug Neilson	CA	
293.	Cindy Thatcher	CA	Cindy Thatcher
294.	Brock Harris	CA	
295.	Ted Raabe	CA	
296.	William Ballinger	CA	
297.	Colleen Marquez	CA	
298.	Austin Hong		
299.	Maryin Knupi Nick	CA	STRs provide an affordable alternative
300.	Rheinwald- Jones		
301.	Isaac Medeiros		
302.	Paul Bedington	NC	
303.	Paul O'Mara	CA	
304.	Sean Ward		
305.	Alexis Rheinwald- Jones	CA	Alexis Rheinwald-Jones
306.	Zach Barnea	CA	
307.	ahmad safameh	CA	
308.	Denisse Aguilar		
309.	Sarah Ballinger	CA	
310.	Allison McGuirk	CA	
311.	Michelle Kassens	WA	We enjoy using unconventional housing when traveling. It helps local economies.
312.	Richard Furch	CA	
313.	Jessica Yoder	CA	
314.	Cheryll Daniel	CA	
315.	Gil Mink	NV	
316.	richard wangoe	CA	I have used STRs since I was a small child in Scandinavia where they have ALWAYS been a part of life and never been an issue. please be sensible and allow STRs with as few restrictions as possible.
317.	reid vannotate		
318.	Paula Samuel		
319.	Greg Linder	CA	

	Name	State	Comment
320.	David Loughnot	CA	David Loughnot
321.	Donella Franks	CA	
322.	Kerry Hirschberg	CA	
323.	Farley Ziegler	CA	Farley Ziegler
324.	Greg Dina	CA	I support home sharing in Los Angeles! Fair regulations. Do not limit home sharing days.
325.	Laura Kinney	CA	Laura Kinney
326.	Linda Harrington	CA	
327.	Ashley valdespino	CA	
328.	Jacob Mejia	KS	
329.	Helen Walker	CA	
330.	Lydia Bell	CA	
331.	Jonah Mechanic	CA	
332.	James Payne	CA	
333.	Joshua Mechanic	CA	
334.	Michael Mclean	CA	
335.	Stephen Gardner	CA	
336.	Mina Mechanic	CA	
337.	Phil Lynch	CA	
338.	Shevy Akason	CA	
339.	Cynthia Carol	CA	
340.	sarah bernhardt	CA	mark rochin, coastal pacific llc
341.	Lewis Stewart	CA	Lewis Stewart
342.	Carrie Gibson	CA	
343.	Prakash Chandran	CA	
344.	Tm Desgard	CA	
345.	Chantal Trejos	CA	
346.	Michael Capkanis	CA	
347.	Samuel Chao	CA	
348.	James Woodson	CA	
349.	Deborah Glassman	CA	
350.	Britta Wagner	CA	
351.	James Ulmer	CA	
352.	Araceli Hogan	CA	
353.	Cara Brown	CA	People all over the world are embracing a new (and time tested) mode of travel. Shared economy ideats are changing g the world. This progress should not be impeded by fear-
354.	Anne Herlihy	CA	
355.	Susan Beningfield	CA	
356.	Ashton Ramsey	CA	Please don't limit home owners on number of days.

	Name	State	Comment
357.	Michael Flannery	CA	Trying to limit house sharing is like trying to tell people they can take Uber. They're going to do it anyway only underground with no ability for the government to regulate.
358.	Steven Barbarich	CA	
359.	Lara Burnap	CA	
360.	Lawrence Gordon	CA	
361.	Maura Crisologo	CA	
362.	Kathryn Morea		
363.	Emily Shagley	CA	
364.	Thomas Fjallstam	CA	
365.	Michael Braden	CA	Private residences should not be limited on the number of nights we can rent out our unit
366.	Joey Dashut	CA	
367.	Ninon Aprea	CA	Please don't limit the days we are allowed.
368.	Heidi Glauser Signla		
369.	Buddy Dennington		
370.	Maggie Szabo	CA	
371.	Eve Reynolds	CA	Homesharing should be encouraged without limits.
372.	Neil Clendenin		
373.	Pamela Tinsley	CA	
374.	Sandra Kelly	OH	
375.	Deborah Blum		
376.	Janine Johnston	CA	Janine nmn Johnston
377.	Michael Kofman	CA	
378.	Mia Mcglynn	CA	Keep up the great work! Sincere thanks!!
379.	Keith Offel	CA	
380.		CA	
381.	Daria Lightner	CA	
382.	Jeanine Carter	VA	
383.	Elizabeth Ray	CA	
384.	Ed Oxford	CA	
385.	Leslie Rhodes	CA	
386.	Alyssa Hendrie	CA	
387.	Gerard lester	OR	gerard lester
388.	Nancy J Fugleberg	WA	
389.	Fred ross	CA	
390.		IL	
391.	Cindy Ficek	IL	
392.	Mary D'Avila	CA	Maria D'Avila
393.	Robert Martinez	CA	

	Name	State	Comment
394.	Elizabeth Perracchio	AZ	My family has stayed in STR in the L.A. area more than a dozen times during this past decade. As a working family, we can no longer stay in STR due to the 30 day restriction minimum. This has really hurt us, since staying in hotels is much more expensive for a family of 7. I'm sure this has hurt the local economy, as well. My family is vacationing now in other cities without restrictions, since we can only take week long vacations. Currently, the L.A. city council is considering limiting the number of allowed days for STR. This is going to hurt the local economy even more than it already has. Please reconsider these regressive laws.
395.	Dan Snipes	CA	
396.	Jennifer Waddill		Fair Regulation is what is needed, not everyone against each other.
397.	Greg Ross	CA	
398.	Jane Carpenter	CA	
399.	Paul Flick	CA	Paul Joseph Flick
400.	Edwin Wright	CA	
401.	Yuri & Ivanka Simonenko	CA	
402.	Henry & Lisa Talbot	CA	
403.	Ana and Tommy Phelps	CA	
404.	Gerard Pommier	CA	
405.	Victor and Anna Cantor	CA	
406.	lynette ia mere	CA	
407.	Christine Knight	CA	
408.	Susan English	CA	
409.	Mike Reinman	CA	
410.	Elizabeth Dodder		
411.	Patrick Ward	CA	Patrick Ward
412.	Jerry Wiener	CA	Please do not limit the days for short term rentals
413.	Adam Vaughn	AR	
414.	Theodore Theilmann	CA	
415.	Lisabette Brinkman	CA	
416.	Dorothy Lawson		
417.	Brian Dell	CA	
418.	Todd Shays	CA	
419.	Mark Itskowitch	CA	short term rentals help me survive and stay in my home as well as giving me the company of people from all over the world. It adds so much to my life!
420.	Lynne Gonsalves	CA	Lynne Gonsalves
421.	Jon Molin	CA	
422.	Bob Lawrence	CA	
423.	Mark Galanty	CA	
424.	Mary Alice	IL	
425.	Tom Holevas	FL	
426.	Donna Haim	CA	
427.	Bran Tarr		

	Name	State	Comment
428.	Dennis Jones	LA	No limits please
429.	Chita Caimi		
430.	Wayne James		
431.	Eric Bay	LA	
432.	Erin Caimi	LA	
433.	Ellen Reid	CA	
434.	Jerome Hannan	CA	Jerome Hannan
435.	Alan Barker	CA	
436.	Greg Christman	CA	Greg Christman
437.	Lingling Martin	CA	
438.	Emily Benkert	CA	Emily Benkert
439.	bader howar	CA	
440.	Pete Henry	CA	
441.	Kevin Strassberg		
442.	Lisa Davis	CA	
443.	Sorry, my name is Boyd Plowman	CA	
444.	Murray Schneider	CA	
445.	Howard Stevens	CA	
446.	Ed Colman	CA	
447.	Bruce Britton	CA	
448.	Mary Krska	IL	
449.	Madeleine Talbot	CA	
450.	Alexander Butier	CA	Alexander James Butier
451.	Ron Balatbat	CA	
452.	Paul Becker	CA	
453.	Raul Balatbat	NV	
454.	Barbara Balatbat	NV	
455.	Debbie Melnyk	CA	
456.	Debra Crownover	CA	
457.	Eda Hallinan	CA	
458.	Steven Jirucha	CA	Steven Jirucha
459.	Kevin Nuckels	CA	
460.	Valerie Bon		
461.	Kathryn Levassieur	CA	Reward responsible hosting.
462.	Michael Nugent	LA	
463.	Jay Harbison	CA	
464.	Jesse Recco	CA	
465.	Patricia Pratt	IL	
466.	Donna Goebel	LA	

	Name	State	Comment
467.	Tina Walter	CA	Not only do short term renters spend money in the community but home/building owners pay TOT taxes to the City. It's a win win for all.
468.	Peter Gordon	CA	
469.	Brent Bartsch	AZ	
470.	Donna Benton	CA	Donna R Benton
471.	Nancy Kramer	CA	
472.	Barry Pratt	IL	
473.	Sam Makaryan	WA	
474.	Matt Bare	SC	
475.	Darren Pettyjohn	MT	Vacations rentals are good for the economy, good for travelers, good for the owners, and good for the community.
476.	Jeff Heggem	MT	
477.	Shannon Prunkl	MD	
478.	Jordan Jarosky		
479.	Rudy Zagar	MT	Short term rentals can work!
480.	Ian Smtih		
481.	Ashley Price	MT	
482.	Donald Anderson	MT	
483.	Angie Wanger	MD	
484.	Madison Perry	TX	On behalf of NoiseAware!
485.	David Cantor	CA	
486.	Irina Simonenko	CA	
487.	Abe Judah	IN	
488.	joseph newhouse		
489.	Stephen Birdsong	CA	
490.	Jim Shankln	CA	Home sharing provides a way to connect to my community. Don't limit the days I can share my home with others. This is my right.
491.	alicia burke	CA	
492.	Jackie Garzo	CA	Jackie Garzo
493.	Rommel Balatbat	NV	
494.	Bradley Bennett	CA	Bradley Bennett
495.	Sara Aboulhosn	CA	Sara Aboulhosn
496.	Jenia Gomes	CA	
497.	Danielle Pratt	IL	
498.	Andrea Senn	AK	
499.	Arno Lippert	PM	Arno Lippert
500.	Rita Wohlfarth	NY	We are an elderly couple on a fixed income. Our son , daughter-law and grandson live in LA . Without these rentals - which include cooking facilities visiting our family would not be affordable. We count on them.
501.	Pinchas Berger	NY	Our ability to visit family and friends in Los Angeles requires that we can find and stay at geographically convenient and affordable accommodations. Most hotel rates are out of our league. Please do not eliminate the one of the few option that we, and many other visitors to LA can afford.
502.	Christine Borden	OR	Christine Borden

	Name	State	Comment
503.	Sharon Dunn	MA	Short term rentals make possible stays visiting family members that would be prohibitive in cost if one had to stay in a hotel...please keep short term rentals!!
504.	Mark Burgess	CA	
505.	Dustin Chen		
506.	Rachel Hares	TX	
507.	Emily Chen	CA	
508.	John Clayton	MA	John Clayton
509.		IN	
510.	Dirk Schmidt		
511.	Lisa Laursen		
512.	Ruth Sharnee		
513.	Judith Albert	NY	
514.	Kevin OBrien	NY	
515.	Susan Sawyer	LA	
516.	Barbara Bohn	PA	
517.	barbara kaspar		
518.	Jeffrey Bohn	Aquitaine- Limousin- Poitou- Charentes	
519.	Naomi Gibson	CA	
520.	Karen Brown		
521.	Rachel Lundgren	WA	
522.	Jessabella Bedortha	LA	
523.	Susie Green	CA	
524.	Lynda Gluck		
525.	Donna Chazanov	CA	
526.	Vincent DeVille	CA	
527.	Diane Duarte	CA	We are in retirement and this supplements our income. : Please don't limit the allowed days of short term rentals in Los Angeles
528.	Daniel Saxlid		
529.	Aaron Turkel	CA	
530.	Len Guida	CA	Please don't limit the number of days on short term rentals.
531.	Andrea Marshall	CA	I appreciate and enjoy the option to rent vacation properties when I travel, particularly those properties where the host/owner lives on-site. It's more comfortable than a hotel, offers personal connection to the community, and the rentals are generally much more quiet and pleasant than hotels. Please consider finding a reasonable solution to maintaining this wonderful resource.
532.	Deirdre Higgins	CA	
533.	Sean Ward	CA	I support short term rentals it's the way I can live in LA and survive it supports most of my income!!!
534.	Simone Wallace	CA	Short term rentals are similar to taking in lodgers. A family who otherwise could not afford to live in their home takes in renters to be able to stay put. A STR with a property owner on the premises is VERY different from an absentee developer who has evicted apartment renters in order to maximize profits. Please do not mix these up. We have had STR's on our property for many years, always with owner on the premises. Our guests have never disrupted our neighborhood.
535.	Thomas Huang	CA	
536.	Steve Re	CA	

Name	State	Comment
537. adriana van de pol	CA	<p>A cottage business that is allowed 50% of the time should be allowed 100% of the time. It makes no sense to lay down laws for people to only generate income 6 months of the year. Its a logistic nightmare for host. HOW do you know what booking to refuse and which one to take and when!!?? Has the city lost its mind? We all need extra income and our guest spend it all in LA and so do the hosts. The City misses out on so much TOT tax and people will start claiming benefits too ,you wonder why we need to even think about it. Yes there are people who abuse STR, police and ticket them! That will generate income for LA! But policing homeowners who own their own home for hosting great guests ,who spend all their money in the city, is insanity.! The City will close a tap of income for everyone and chase people out of town because they can't afford to live in their homes and you rob them of the pleasure to home-share/STR, a purposeful new (side) career that can take us into retirement. We protect our homes from being torn down to build Mac-mansions and apartment blocks that are a far cry from affordable housing. To maintain, clean, pay taxes, insurances, mortgage and update is a small fortune each year, I live alone and my business alone can't pay the bills. Because of STR I am able to live in my casita and maintain everything while preserving my 1923 buiid spanish gem. My guests love the experience of living in LA as supposed to being a hotel guest they spend thousands in local restaurants and businesses and the community welcomes them with open arms. It is 2017 !!!! people want variety the worlds travel landscape has changed, millions more travel each year, why limit good experiences and punish people for making extra income in America? I pay property tax, TOT tax , state tax and federal income tax and employment a lot of local services to keep my home running smoothly. Responsible STR benefits everyone and keeps entrepreneurship alive in the US, Los Angeles needs to encourage us not restrict us. We are just citizens making ends meet we most of us would not do STR if we did not have to. But having my home empty for 6 months of the year will NOT create affordable housing only empty available housing that can NOT be rented and visitors can NOT stay and income will NOT be generated and I can NOT pay any TOT tax to the city and me and my guests will NOT spend my income in LA. We all loose. Homeowners are also,perhaps unknowingly, preserving the character of the streets that gives LA so much appeal to visitors and tourists, we are mostly home-proud people on a mission to serve in a fresh hospitality industry that the world can not do without, STR is here to stay we all love it and we all need it ! Don't we all like to stay in a cosy home in a far-away place or home-share when we travel alone? If you disagree thats ok but don't take this pleasure away from us, equally we ,the hosts/guests, are not protesting to close hotels or stagnate the development of ever more hotels in Los Angeles because I believe there is " room for everyone " (even tough hotels are obstructing views and bad for the envoirement they fulfill needs and jobs) The city will make a catastrophic mistake to police us, it will cost them more then the income that is now generated from combined TOT tax as well as guest and host spending in LA and for 6 months of the year guests who can not afford hotels or simply don't like them ,will stay away. We will kill a need in the market and house prices may tumble ,the developers and hotel giants will love it, now they can build more monstrosities and ruin Los Angeles character even more. This of course will appeal to the roque and corrupt individuals in our City hall, more money for them. This has become a battle between average people versus the corporate giants. Do the right thing and let us have a piece of the cake , the hotel business will always make money as tourism and travel world wide grows exponentially each year, but for us home owners there is often only 1 option if we lack the extra income from STR, sell and move far away from our City while closing the door 365 days of the year to the most forward thinking , green and authentic way to travel in the 21 century.</p>
538. Alka Owens	CA	Alka Owens
539. Kevin Gallagher	CA	
540. Thomas Jacobi		Please don't do this! We are coming 3-4 times a year to LA, always renting a short term rental - and spending a lot of money in the city. If you take that away from us, we wouldn't visit anymore.
541. William Holm	CA	Interested in being a part of program
542. Nina Detrow		
543. Josh Edwards	SC	Josh Edwards
544. Anne Perrone	IL	Anne Perrone
545. David Pratt	MS	
546. Margaret Pratt	CA	
547. Pam Neilan		
548. mandi riggi	CA	
549. joel pashby	CA	

	Name	State	Comment
550.	Raphael Krätler		
551.	Kate Donayre	CA	
552.	Michael Grimland	LI	
553.	Nava Plotsky	CA	
554.	Tessa Hendrie	CA	
555.	nicole tatenaghi	CA	
556.	Jacqueline Tate-Naghi	CA	
557.	Andrew Schulz	TX	
558.	Nuritsa Ksachikyan	CA	
559.	Michael Goulden		
560.	Jackie Winkel	CA	Jaclyn Winkel
561.	Eric Besner	NY	
562.	Ilan Wisnia	CA	
563.	Maria Strong	TX	
564.	Elizabeth Rose	FL	
565.	Andrew Baker	NSW	
566.	Adam Osborn	CA	Please don't limit the short term rentals!!! We love visiting LA and hotels are overpriced!! We would reconsider visiting if not able to use home sharing!!
567.	Keith Robinson	CA	
568.	Leland Gershell	NY	
569.	David Krauss	TX	I support reasonable, data driven, compliance oriented legislation. I do not support limiting nights per year that a private home can be rented. It is not an enforceable way to legislate short term rentals.
570.	Khristina Horn	CA	
571.	Jennifer Sucher	IL	My son moved to LA to attend USC in 2010. Since that time my family has used short term rentals at least twice a year. Each time we stay for about a week and we get to have our son stay with us for a few nights. We often bring a grandparent or another one of our sons. We would not be able to have these quality family vacations if we could not rent a short term rental house or an apartment. Renting multiple hotel rooms for a family of 4 or 5 would not be possible. We usually book through Airbnb or vrbo. We have met wonderful caring homeowners and have always respected the homes and the neighborhoods we stayed in. Please do not take this option away from us.
572.	Ellen Lane	VT	I have stayed in 4 Airbnbs in Santa Monica. It is a way I could afford to stay and still spend money in the local businesses! We visit family and can tell you the hosts are wonderful. It makes me want to travel to Santa Monica more. I visited 4 times last year and can say I spent way more money in your restaurants in the LA area than I would have if I had been in a hotel. Please do not put more regulation on these people that are welcoming those from afar to your area. They are helping your economy!
573.	Everett Hall	OH	Don't limit
574.	Yongsun Choy	CA	
575.	Kyle Pratt	IA	
576.	Natalie Souza	MA	
577.	Renea Berryhill	CA	
578.	Qiana Byrd	CA	

	Name	State	Comment
579.	Luke Morris		
580.	Alison Carter-Goulden	England	
581.	Lynn Prejean	GA	I would hope residents of los angeles would do the same for New Orleans. Actually we would be happy with 180 days. We are limited to 90 days
582.	Angelica Medeiros	CA	
583.	Joel Rasmussen		
584.	Kevin Burns	TX	
585.	Cynthia Reynolds	TX	
586.	Michelle Acquavella		
587.	Richard Walsh	County Kildare	
588.	Ky Luong		
589.	Jay Wolff	CA	
590.	Ahmad Zaatari		
591.	Suzanne Pike	TX	
592.	Verna Robertson	WA	
593.	Chandra Purnell-Bond	AZ	I personally use these short term rentals for myself and artists that I mentor who are recording in Los Angeles, but don't want to move there. This does not make any sense for me to stay 4 weeks + in a hotel with exorbitant fees, where I can't cook or enjoy the comforts of home.
594.	Scott Henderson		Please don't impose this limit. As a traveller, we were able to get an experience of the REAL California, and it's so much better than anything any hotel could provide. California should be promoting authentic experiences of your culture, not limiting them.
595.	rachel nation	TX	Please see results in Austin, Texas, hundreds of rentals driven underground. Lost taxes across the board. Ridiculous.
596.	Greg Cribbs	TX	
597.	Deborah Davis	CA	
598.	Amanda Keith Cribbs		
599.	James Mast		
600.	Pete Gilcrease		
601.	Laura Levilly-Deola	TX	
602.	Alejandro Puyana	TX	ALEJANDRO PUYANA ~I like to travel for sometimes months at a time during summer and have had to relocate several times for work or school. Sometimes it takes quite a while to find the right place. When I came to Los Angeles it literally took me 4 months to find my permanent place here in Burbank because I had to visit different areas and Los Angeles has changed so much in the past 15 years. Limiting vacation rentals only makes it harder making it so you have to move your stuff around a million times and its exhausting.
603.	Tiffany Donald	CA	
604.	Eugenie Long		
605.	Kate Kniejski	TX	
606.	Sandeep Nanda		
607.	Alex Papavasiliou	TX	
608.	Tommy Phelps	CA	

	Name	State	Comment
609.	Todd Callahan		
610.	Pauline Wong		
611.	Danna Kittell	OR	I wholeheartedly agree with this petition. This proposed ordinance will do absolutely nothing to improve the affordable housing situation.
612.	Peach Reynolds	TX	
613.	William Ott	WA	
614.	Ben Woolverton		
615.	Julia Taylor		
616.	Barbara Visser	TX	
617.	Holly Sloan	CA	
618.	Brooke Middendorf		
619.	Jessica Gonzalez	CA	
620.	Erin McGann	TX	
621.	Chereen Fisher		
622.	Bryan Lares	TX	
623.	Travis Somerville	TX	Support these small, cottage business owners and leave STR alone. Remember the American dream, stop pandering to hotel lobbyist influence, and accommodate your city visitors in this new way without burdening the nice people that are trying to provide an STR service.
624.	Monta Kennady	TX	
625.	Dan Driscoll	DC	
626.	Lianna Mills	TX	
627.	Polly Hardie		
628.	Donald Gehman	CA	Please do not limit STR rental to only primary residences. Income for our second home is the only way we can afford to keep the home we will retire to in a few years. Thx
629.	James Kwon	CA	
630.	bob easter	TX	Oh, so citizens of Los Angeles can travel around the world and stay in Vacation Rentals for short terms or book for months at a time, but the Los Angeles leaders want to limit who can come to their city. What a double standard.
631.	Oded Distel		
632.	Blake Mackenzie	BC	
633.	Alyssa Byrne		
634.	Janette Roch	BC	
635.	Shannon Roach		
636.	Jennifer Aruiza	CA	
637.	Sonja Nagy		
638.	Christine Leon	CA	
639.	Kellyn Van Popering	CA	Kellyn Van Popering
640.	Paul Arnold	CA	
641.	Kari Osselton	BC	
642.	Jeff Kirk	TX	
643.	Carl Lawrence	CA	
644.	Donna Rosalia	Auvergne-Rhône-Aipes	Donna ROSALIA

	Name	State	Comment
645.	Maureen Regan	ME	
646.	Jennifer Frankenstein	FL	Jennifer Frankenstein
647.	Nancy DiRienzo		
648.	Denis Hanks	FL	
649.	ian roberts	CA	
650.	Suzanne Larsen	CA	
651.	Alice Horn	FL	Alice Horn
652.	Michael Hannah		
653.	Paul Hayes	FL	
654.	Rembert Vonk	FL	Rembert Vonk
655.	David Leather	FL	
656.	Laura Puckett	FL	LAURA Puckett
657.	Adam Costner	FL	
658.	Niurka DeVeronica	FL	
659.	Sharon Harley	FL	
660.	Ravioli Arts		
661.	Dalton Dismukes	CA	Home sharing platforms ARE part of LA's fabric. Don't limit the number of days because the hotel industry and nosy people with too much time want to make it less accessible and affordable too travel to LA.
662.	R Zimmerman		
663.	Carla Lejade		
664.	William Lynch	NY	Without short term rentals my family would not have been able to afford to visit our son for his 50th birthday this past year. We had a wonderful time in LA.
665.	Aman Chaudhary	CA	
666.	Stuart Warren	CA	
667.	Laura Marks	IN	The first time I used Air BnB was in the Los Angeles area. It was the most affordable option for my family and we had a wonderful Southern California vacation with regard to our stay- even though it was only 3 nights. I would not hesitate to repeat the experience and have referred many friends and colleagues to this type of accommodations in the LA area as a result of my experience. PLEASE DO NOT LIMIT the number of days for short-term rentals. It believe it would detract from tthe number of affordable and unique lodging options that would allow tourists to really experience all LA and Southern California has to offer.
668.	Margaret Bluck	BC	
669.	Sylvia Contreras	CA	
670.	Kevin Polin	IL	We would not limit the number of days a South American migrant would work here in LA so why would we limit the number of days an Host can work with AirBnb. PLEASE, don't impose this limit on owner-occupied residences (people renting rooms out of homes they LIVE in, and own). San Francisco, Santa Monica, Sacramento, NYC, and other places have had the sense to include this "owner-occupied" exclusion in their ordinances. There aren't enough of us in this circumstance to be making a significant dent in housing stock. Further, as homeowners, we should have more rights than this. We are not taking entire units off the market, or turning apartment buildings into hotels. Not all of us want full time roommates, and should be entitled this flexibility to make some income while also having our extra rooms for other things, such as family visitors, etc.. I've lost count of the number of people who have told me they wouldn't be able to visit my neighborhood without my AirBnB room. The average hotel room here is \$240 a night. These visitors are contributing to our local economy by spending money at local businesses. Limiting me to 180 days a year would for me to take it off the market all-together, and find a full time roommate.
671.	Randy Matthews	CA	
672.	Trace Palmer	CA	

	Name	State	Comment
673.	Maria Cecilia Antonio	CA	
674.	Janice robinson	CA	
675.	Zachary Zarate	CA	Zachary Zarate
676.	Melissa Mendavia	CA	
677.	joe litehiser	CA	
678.	Dawn Yeskulsky	CA	
679.	Richard Urrea	CA	
680.	Shaun Bennett	CA	
681.	Michael Lioy		
682.	Erika Akason	CA	
683.	Brandon Bailey	CA	
684.	Alain Bali	CA	
685.	Jean Bonthous	CA	
686.	heidi mylo	CA	As a single mother who is trying to survive LA and keep my daughter in school, short term rental has been the only tool to enable me to stay in my home. Short-term rentals help all sorts of families who need houses to stay in while traveling, when their damaged house or apartment has to be fixed, or when they're waiting to move into their new house or apartment. Hotels don't really work for families for more than a day or two, since they're impractical and expensive when trying to run daily life. Short-term rentals really make a difference to families since they allow a fairly normal family life to continue in unusual circumstances. This really helps children.
687.	Loretta Seyer	CA	
688.	Mike Lin	GA	
689.	Juliette Vigneaux	CA	
690.	Joshua Friedrich	CA	
691.	Alicia Ziff	CA	
692.	Lauren Atkinson	TX	Lauren Atkinson
693.	Chris Monkaitis	FL	
694.	Julie Pond	FL	Julie Pond
695.	Anna Poe		
696.	Lisa Huynh	TX	
697.	Conner Keele		
698.	Amy Hueske	TX	
699.	Shanda Sage	CA	Shanda Sage
700.	Whitney Elenbaas	CO	
701.	Jeff Jenkins	TX	
702.	Molly Rupprecht		
703.	cheri woods	CA	
704.	Sarina Crumley		
705.	Katey Ferenzi	TX	Kathleen Long Ferenzi
706.	Brian Megless		Brian Megless
707.	Rob Phillips	TX	Rob Phillips

	Name	State	Comment
708.	Melissa Meron		
709.	Amanda Ferguson	FL	Amanda Ferguson
710.	Ahmed Al Bayati	TX	
711.	Susie Lee	TX	
712.	Doug Squires	TX	Douglas Squires
713.	Cindee Schirmer	SC	
714.	Devin Finlay	TX	
715.	Liz Cantu	TX	
716.	Aidan Povedano		
717.	Chris Lopez		
718.	Ulises Gonzalez	TX	These laws will reduce the amount of business the LA market experiences, and adversely affect the income of many small neighborhoods as well as small businesses. People buy property and have a right to how they use it.
719.	Howard Story		Please allow STRs. Many jobs depend on it. It is also private property.
720.	Gille Braux	TX	I for one travel a lot with my family and hotel accommodations leave you with pennies to play with outside of a hotel rental. Having short term-long term rentals helps me afford a better stay and vacation time with my family.
721.	Brian Butler	OR	
722.	Kenneth Bahl		
723.	Robert Leff	CA	
724.	Helene Gaglioti	NC	
725.	Billie Adamick	CA	
726.	Courtney Marino		Courtney Marino
727.	George Snarberg	CA	Our constitutional private property rights should not be infringed upon because of a few abusers. Please do not take this home-saving option away from us.
728.	D'Artagnan Bebel	TX	
729.	Olivia Copeland	TX	
730.	Peter Hunter	CO	Peter Hunter
731.	Bobby Bruecken	TN	Bobby Bruecken
732.	Ashley Hickman	AL	
733.	Kenneth Wilson		
734.	Jonathan Satterfield	TX	
735.	Andrea Locke	FL	
736.	Lori Carey	TX	
737.	Carla Hemmings	MA	Carla M Hemmings
738.	Tracie Vincent	MA	Tracie Vincent
739.	Katrina Reddell		
740.	Shaked Berenson		
741.	Aaron Domenicali	TX	

	Name	State	Comment
742.	Brad Adkins	OR	
743.	Danielle Kyle	ME	
744.	Jessica Walkoski	FL	
745.	Jessica Carter		
746.	Jon Sween		
747.	Hayden Schrimpf		
748.	Shirley Blake	PA	
749.	Tyler Herschap		
750.	Devesa Sarria	CA	Devesa Sarria
751.	Julie Overton	TX	
752.	Lauren Frazier		
753.	Lyndsay Varner	PA	
754.	Sebastian de Kleer	CA	Sebastian de Kleer
755.	Lorenzo Mendoza	TX	
756.	Robert Gomez		
757.	Ran Boytner	CA	
758.	Brian Steele		
759.	Benjamin Jones	TX	Benjamin F Jones
760.	Chris Sandoval	Île-de-France	
761.	Eric Andersen	NV	
762.	Jessica Davis	KS	
763.	Tim Troublefield	CA	Tim M. Troublefield
764.	Josh Wesselius		
765.	beth mahon	FL	YES!
766.	Inara Rosolen-Laucas	UT	
767.	Sara Wenberg		
768.	Ashley Kraft	TN	
769.	Toure Muid		
770.	Shane Carbonneau	TX	
771.	Jessica Gray	CA	
772.	Erik Skinner	CO	
773.	Keiley Rankins		
774.	Krystal Belk		
775.	Nadia Pandolfo	CA	Nadia Pandolfo
776.	Brandy Boswell	TX	
777.	Jocelyn Vazquez	CA	
778.	Molly O'Keefe	CA	

	Name	State	Comment
779.	Karo Pei tsai	CA	
780.	Scott crawford		
781.	Tatiana Gebing	ID	
782.	Robert Thompson	CA	
783.	Cyndy Crocker	TX	
784.	Kenneth Johnson	TN	Kenneth Johnson Jr.
785.	Ali Kabir		
786.	Elizabeth Aloe		
787.	Mallory Wyatt	TX	Mallory Wyatt
788.	Benny Cooper	CA	Benny Cooper
789.	Cynthia Gates	CA	DON'T LIMIT THE NUMBER OF DAYS ALLOWED FOR SHORT TERM RENTALS IN LOS ANGELES
790.	Kyler England	CA	
791.	Keith Amaker	TX	Keith Amaker
792.	tracy palin	FL	tracy palin
793.	David Sun	CA	
794.	Raynica Mcfarlane	TX	
795.	gregg selleck	CA	
796.	Allen Marr	CA	
797.	alex parlar	CA	Thank you
798.	Doug Kamenstein		Please do not limit homesharing days. Homesharing keeps local businesses busy and encourages economic expansion. Limiting this would be un-american!
799.	Harry Linet	TX	
800.	Louie Tran	CA	
801.	Theresa Russell		
802.	Marco Vincenti	CA	
803.	Jacqueline Ouellette	FL	Jacqueline Ouellette
804.	Sarah Clayton		
805.	Dary Rees	CA	
806.	Jill Veneracion	CA	
807.	Alan Becker	CA	
808.	Michele Sabin	CA	
809.	Jill Park	CA	
810.	Gregory Falatek	CA	
811.	Daniel Norris	CA	
812.	Lee Sailors	FL	
813.	Chelsee Gatchel		
814.	Therese Hughes	NV	
815.	Kate Kricensky		
816.	John Jensen	CA	John Jensen
817.	Joshua Ewing	CA	Joshua Ewing
818.	Sandra Eddy	CA	

	Name	State	Comment
819.	Brianna Kackstetter	CA	
820.	Jake Surface	CO	
821.	Kate Boerma		
822.	David Tucker		
823.	Mallory Harpel	TX	
824.	Spencer Andrews	CA	
825.	Darron Dahle	CA	Darron A Dahle
826.	Candice Walter		
827.	cynthia satterfield		cynthia satterfield
828.	Victor Salcedo	CA	We need to attract more tourists to the city of Los Angeles. Short term rentals will facilitate and expand the tourist industry in our city.
829.	Glenn Schoeneck	CA	
830.	Claudia Crocker		
831.	Ashley Lorenz	TX	
832.	John Paoli	MT	John Paoli
833.	Lauren Ormsbee	TX	Lauren C Ormsbee
834.	Rick Crocker	CA	
835.	Maureen Mottley	CA	
836.	James Lin		
837.	Emily Yuan		
838.	Holly Lee		
839.	jesse lunsford		
840.	Josh Caswell	CA	Josh Caswell
841.	Kristen Holly	CA	
842.	Christopher Gunn		
843.	Carol Hurwitz	CA	
844.	Vanessa Ruane	CA	
845.	emilie holly	CA	
846.	Rick Holly	CA	bad idea and an income burden
847.	Ann Terrell	CA	
848.	Michael Quinn	CA	
849.	Erin White		
850.	Lida Baker	CA	
851.	Linda Ottobre		
852.	Barry Rosenblatt	CA	
853.	kim bergman	CA	kim bergman
854.	Michele Wolf	CA	
855.	Paul Nisenbaum	CA	
856.	David Greenfield	CA	
857.	Allison Elliott	FL	
858.	Deborah Schmidt	CA	

	Name	State	Comment
859.	Rachel Richards		Keep short term rentals!!!
860.	Kathy Rosenblatt	CA	Home owners need money to keep their homes, don't restrict their ability to earn income, help visitors to LA find places to stay where they want to stay and meet the people of LA.
861.	D Dektor	CA	
862.	Bud Williams	CA	Bud Williams
863.	Jennifer Enani	CA	
864.	Will Stankiewicz	NC	
865.	Hugh Terrell	CA	
866.	Hilda Cohen	CA	
867.	Martin Busker		
868.	Briley Curry		
869.	Julie Drucker		
870.	Jon Drucker	CA	
871.	jackie winawer		
872.	Sam Glikzman		
873.	Derek Heffernan		
874.	Jennifer Gallardo		
875.	Michelle Son	CA	
876.	Amanda Vega	TX	
877.	Mathew Oakes	TX	
878.	Lisa Riding	CA	Lisa Riding
879.	Cassie Hendrickson		
880.	Stefan Hollands		
881.	Gustavo Junqueira		
882.	karen Holly	CA	Karen Holly
883.	Brian lane		
884.	Penny Randolph		
885.	Alfonse Rocco	MA	Alfonse Rocco
886.	Ruth Ko		
887.	Jason Joseph	CA	Jason Joseph
888.	Morgan DeVine	CA	
889.	Elliot Martin	CA	Please do not limit the number of days we can rent our property.

	Name	State	Comment
890.	Pam Absher	CA	Some of my fondest memories are of staying in a cabin in Crestline, California every month during the summer. We walk to the lake to rent paddle boards and pedal boats. We use the water slide and play in the lake. On our way back to the cabin we stop at the local grocery store to buy Coconut Cream pie. We shop in the antique stores, and visit the dime store where we buy candy. I find it had to believe cities throughout the United States are trying to homogenize our vacations by eliminating lodging options. My girl scout troop rented a 5,000 square foot home in the Wisconsin Dells. They would not have had the same experience if they had stayed at a Residence Inn. Our family has been to all 50 states, and the majority of the time we use alternative lodging choices. One year we stayed on a pot bellied pig farm. These are trips we will always remember. The alternative housing options are typically less expensive than major hotels, which means we have more money to spend dining out and enjoying the area's attractions. I ask that you allow our children and grandchildren to enjoy some of the same experiences we have all had in staying in mountain cabins, ski condos, bed and breakfasts, and homestays, by not placing limitations on Short Term Rentals.
891.	Thomas O'Keeffe		
892.	lisa cole	CA	Lisa Cole
893.	Kawohiokalani Aspelund		
894.	Richard R Sylvester	CA	Each member of the Los Angeles City Council should carefully read the book "The King Takes Your Castle," a treatise on short-term rentals prepared for the Federal Trade Commission and the U.S. Senate. In summary, the proposed restrictions clearly violate the U.S. Constitution, as taking of a property right without full compensation. Any city ordinance which is repugnant to the U.S. Constitution is void ab initio (from the start), Los Angeles v. Patel, 135 S.Ct 243 (2015). The proposed restrictions would cause substantial economic damage to each host, and to the city. Clearly, the proposed restrictions would cause a major loss of tax revenue to the city .
895.	Rocky Nash	CA	I am producing a social media VR Livestream with other Home Share supporters and will add a custom link to gather signatures. We have more than 60k followers combined. Follow @Rocky_Nash & @JamieNoelBiz #ProtectHomeSharing Tag your local coucil member. SHARE: bit.ly/ProtectHomeSharing
896.	Ricky Martinez		
897.	Jenna Jowers	CA	
898.	Lawrence Schott	CA	
899.	Betty Clain	CA	
900.	Andres Alcocer	CA	
901.	Henry Garcia	CA	Please consider my petition. Thank you.
902.	Keisey Brewer	TX	
903.	Tony Kerr	CA	
904.	Steve Pearson	CA	
905.	Harlan Spector	CA	
906.	Britney White	CA	
907.	Samantha Anderson	CA	
908.	danny palm		because we don't need to limit the number of days
909.	Josh Matthews	CA	
910.	Hilary Palner		
911.	Christina Palou	CA	
912.	Erin Jean	CA	
913.	Matt Brodley	CA	
914.	ethan prochnik		

	Name	State	Comment
915.	Tod Celestial	CA	
916.	Liz Pearson	CA	
917.	Natasha Celestial	CA	
918.	Raed Saade		
919.	Eduardo Lopez	CA	
920.	Matt Harris	CA	
921.	Maiek Hanna	CA	
922.	Natasha Emenac	CA	
923.	Ally Nize	CA	
924.	Sarah Paxton	CA	
925.	Susan Munro	ON	
926.	Daniel Price	CA	
927.	Vlad Yuri	CA	
928.	Kai Florian Furch		
929.	Janice Dutton	CA	
930.	Susanne Furch		
931.	Marco Alati		
932.		DE	
933.	Janette Carpenter	CA	
934.	Cesar Morea	CA	
935.	nina corbett	CA	
936.	Luly Trueba		
937.	Mathias Fain		
938.	Rick Silva		
939.	Manolito Mendavia	CA	
940.	Richard Furch		
941.	Jennifer Walton	CA	Jennifer Walton
942.	Zac Baumer	CA	
943.	Bob Wexler	CA	
944.	Tara Robinson	CA	
945.	Lynn Scott		
946.	Faye Xu		
947.	Valerie Sacks	CA	Please don't punish the many homeowners who depend on short term rental income based upon a few bad apples who abuse the system. There is a big need for short term rentals among visitors to the City -- needs not currently met by traditional hotels.
948.	Jörn Kamps		
949.	Linda Kipsey	CA	
950.	John Carnochan	CA	
951.	Jeff Boniwell		
952.	Marisol Casariego		
953.	Jared Kovacs		
954.	Maxine Brooks		This is a great & intimate way to experience a destination as well as support the locals!

	Name	State	Comment
955.	Ann Thornycroft		
956.	Angela Ross		
957.	Anthony Parker		
958.	Jenny Laper		
959.	Steve Davidson	CA	Steven Davidson
960.	Penny Hawks	CA	
961.	Antonio Chavez		:)
962.	Melissa Celikovic	CA	
963.	Barbara Novello	CA	Barbara Novello
964.	Mario Cerna	CA	
965.	Dana Seagars	CA	
966.	Raquel Nash	NV	
967.	Angela Wales Kirgo	CA	Currently I need to spend a good deal of the year in Australia, taking care of my aging mother. It's important to me to be able to rent out my LA condo while I am away, so that my costs are covered and I don't have to dip into my capital to pay them.
968.	Paul Brooks	CA	
969.	Steve Wilner	CA	Allow Airbnb and people to operate
970.	Jamie Noel	CA	
971.		CA	
972.	Justin DiCosofa	CA	
973.		AZ	
974.	No	AB	
975.	Roberto magana	CA	
976.	Lucero Cordoba	CA	
977.	Gladys Ayvar		Gladys Ayvar
978.	Sofia Handelman	CA	
979.	Paul Guzman	CA	
980.	Sarah Stewart		
981.	Jesus More		
982.	Lucia Ruiz de la Peña		
983.	Andres Orozco	CA	
984.	Allen is my name	CA	
985.	Stop	CA	
986.	Julian Pabel		
987.	Dacelle Waters	IL	
988.	Brian S Davis	FL	
989.	Pauline Clark		
990.	Deborah Pope	NY	Without the option of Airbnb my family would not be able to travel to the L.A. area. We are representative of a great many people who bring tourist dollars to your city. Please don't force us away by limiting the activity of L.A.'s Airbnb providers.
991.	Diana Guth	CA	

	Name	State	Comment
992.	Douglas Ofivas	CO	
993.	Kelly Fabros		
994.	Linda Jacobson	CA	
995.	Zachary Postii	CA	Zack
996.	Nancy Richler	CA	
997.	Miriam Goodwin		
998.	Susan Ratiiff	CA	Susan Ratiiff
999.	Joachim Bornemann		
1000.	Tanisha Raymond	TX	
1001.	kristine Ng	CA	Kristine Ng
1002.	Tracy Samson		