

## Google Groups

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### 14-1635-S3, 14-1635-S2

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Debbie Hall

Jun 14, 2017 4:13 PM

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

Dear Chairperson Huizar and Members of the PLUM Committee:

I left work early to attend the meeting at City Hall yesterday. I chose to sacrifice a half day of pay to attend this meeting because this issue is incredibly important to me. I was relegated to the South Lawn and when there were about six people ahead of me; your clerk stopped the rest of us from being able to speak. In some ways, I'm glad, because I probably would've cried during my testimony. I'm a single, 51-year old professional who lives paycheck to paycheck. I returned to Los Angeles in September of 2015 after a 20-year absence and what I found upon my arrival has been daunting to say the least. I apologize for the length of this, but I ask that you please read each of my points.

I lived through the LA riots and the Northridge earthquake, and those major events were easy to overcome compared to what this city faces today. I did not expect wages to be so low and I did not expect the cost of living to be so high. I researched prior to moving back and nothing I saw indicated what I was to find when I arrived, which is an extremely economically depressed city, filled with mountains of garbage and homeless people living in public spaces, most of whom are addicted to drugs that cause them to use poor judgment and endanger people. The City of Los Angeles is not a city to be proud of anymore and we need to do a lot of work to bring it back to where it should be.

Once I returned to LA, I quickly discovered that I would now be forced to live as if I were in my 20's, with a roommate I didn't know prior to my arrival because I am unable to afford rent for a one-bedroom apartment at the rates being demanded. I actually was able to afford my own 1-bedroom apartment in my 20's – an apartment that went for \$650 in 1994 and is now \$2,250. I refuse to live like this for much longer and I will have no choice but to leave Los Angeles again because it's simply untenable.

The comments I planned to make are as follows:

1. The sea of blue shirts at yesterday's hearing represents apartments that are off the market for long-term renters. This is a situation of David vs. Goliath and AirBNB is Goliath, spending millions to push their agenda to City Hall. Numerous speakers were promoting AirBNB as the only way they can afford to keep their homes. They shouldn't **have** to bring strangers into their apartment or home, especially single-mothers, just to make ends meet. The solution to their problem isn't AirBNB; the solution to their problem is a manageable cost of living. The wages here are as low as they are in South Carolina, where I'm from, yet the cost of living is quadrupled. These single-mothers are putting themselves and their children at risk by bringing strangers into their homes and by granting AirBNB any platform in Los Angeles, you are perpetuating the problem. AirBNB is

essentially the pimp and the hosts who are forced to rent a room in their homes to make ends meet are the exploited hookers. Please stop this cycle and ban this practice.

2. We heard repeatedly how AirBNB “wasn’t our first choice” from people forced to use the service to supplement income. Great – please give these people other options then!

3. The absentee owners who host AirBNB in detached bungalows or in second homes should not have the ability to host AirBNB at all. This is a commercial endeavor in residential zoning. You open the City up to all sorts of liability by allowing this in zoning-restricted areas.

4. You have admitted RSO-protected renters as AirBNB hosts, as we saw yesterday, and there is absolutely no way to enforce against this now or in the future unless AirBNB is completely outlawed. That is an apartment that I could be living in yet it’s off the market because you have a tenant breaking the rules. Rent Stabilization may as well not exist if AirBNB is given a legal platform to do business in Los Angeles.

5. If there is one address per host, there is nothing to prevent companies from forming multiple LLCs or couples and families to appoint one person per listing and list multiple units listed on AirBNB. You had at least one absentee AirBNB host who discussed how neighbors don’t complain – how would they even know how to reach him?

6. You are throwing millions of dollars at the homeless crisis in this city instead of addressing one of the main causes of homelessness, which is AirBNB. AirBNB has depleted the pool of available long-term rentals, causing the rental rates to go sky high in the last five to six years. We’ve seen homelessness skyrocket during that same timeframe. We should be preventing homelessness by addressing the causes (AirBNB, predatory employers who exploit workers, mental illness and addiction, making it easy to camp out on sidewalks, in public parks or under freeways).

7. You’ll notice that not one person who was an AirBNB host discussed how much money they charge per night. There were people who referred to this as “their business.” This is not ok. These are residentially zoned dwellings being used as commercial enterprises. You had a woman from Laurel Canyon who limits her house rental to 12 people. That is a party house! This is not acceptable on any level.

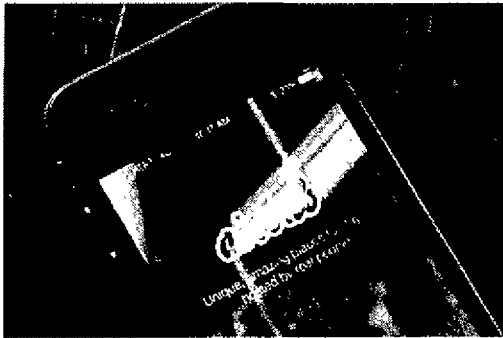
8. The very last speaker was a young, well-dressed white woman who was there with her well-dressed, older boyfriend who spoke immediately before her. You heard her discuss the fact that she was a superhost, along with her realtor boyfriend. You heard her say how he was able to fly to visit his (adult) children on the East Coast because of the income derived from AirBNB.

What you didn’t hear was her exercising her privilege by approaching the police to complain about a Latina woman whom she’d accused of cutting in line (when she actually just went to the restroom), demanding they remove the Latina woman, and making racially-charged, derogatory comments about the Latina woman’s accent and what she had to say as the woman was speaking

to the committee about the 3 jobs she works in the hospitality industry.

Though the nastiness of the woman in line seems irrelevant on the question of AirBNB, it is indicative of a culture of entitlement that is prevalent among AirBNB hosts and I wanted you to know that is who you're defending when you rule on the side of AirBNB.

I maintain that AirBNB be given absolutely no rights in this market until we have a more sustainable economy for EVERYONE in Los Angeles. I propose that AirBNB be banned completely as there is no reasonable way to enforce the violations that are sure to occur if it's allowed on a limited basis. Santa Monica was justified and smart to restrict AirBNB all the way. **I have a funny feeling that if we tell AirBNB that we'll only allow them to do business here when our homeless population falls to under 500, we'd see that company invest in reducing our homeless population. Put the burden on them. AirBNB is worth \$31 billion** (<http://www.cnbc.com/2017/03/09/airbnb-closes-1-billion-round-31-billion-valuation-profitable.html>). If a complete ban is not acceptable to the committee, then we need a very strict limitation of 90-days or less, a way to ensure that multiple LLCs aren't created to have multiple properties listed by the same people, very comprehensive and strict enforcement plans, and a neighborhood council vote on whether they are willing to accept short term rentals in their midst. Using one's driveway as an auto repair shop would be a great way to supplement one's income, but if it affects your neighbors' quality of life, it's not something that should be approved. AirBNB is no different.



Airbnb just closed a \$1 billion round and became profitable in 2016

[www.cnbc.com](http://www.cnbc.com)

Airbnb anticipates it will be profitable in 2017 after making money late in 2016, a source close to the company tells CNBC.

Thank you for your time and consideration.

Respectfully,

Debbie Hall

District 13

843-276-5377



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

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**Fwd: Council File: 14-1635-S2 Support Second Homes in LA ordinance**


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

Wed, Jun 14, 2017 at 5:11 PM

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

From: **Elizabeth Johnston** <elizabethj@vacasa.com>  
 Date: Wed, Jun 14, 2017 at 3:28 PM  
 Subject: Council File: 14-1635-S2 Support Second Homes in LA ordinance  
 To: Etta Armstrong <etta.armstrong@lacity.org>

Etta Armstrong,

I am writing today to oppose restrictive short-term rental regulations including those that prohibit second home rentals. It has been demonstrated that easy to follow rules have the best-shared outcomes for visitors, homeowners, and the community.

Short-term rentals are a primary accommodation for many travelers. It must be recognized that short-term rentals, including non-owner occupied rentals, play an important role in the local business community.

The 2016 PhocusWright U.S. Private Accommodation study demonstrates that nationally private accommodations, like vacation rentals (not homesharing):

- Have been used by 30% of travelers.
- Make up 17% of the total revenue in the lodging industry.
- Make up 8% of total revenue in the travel and tourism market.
- Are a \$31.8 billion industry.

Vacation rentals hire many local contractors to maintain, landscape and clean our homes. In addition, short-term rental guests stay longer and spend more during their trips.

The use of secondary homes as short-term rentals does not affect affordable housing. Second homes make up a small percentage of the total housing stock and in most cases would not be converted to long-term housing.

I urge you to protect individuals' property rights and interstate commerce by creating an easy system to register properties, collect taxes, and provide consumer protections.

Elizabeth Johnston  
 4724 S Silverhills Ave  
 Boise, ID 83709

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



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File: 14-1635-S2 Support Second Homes in LA ordinance

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Elizabeth Johnston <elizabethj@vacasa.com>  
Reply-To: Elizabeth Johnston <elizabethj@vacasa.com>  
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Wed, Jun 14, 2017 at 3:28 PM

Sharon Dickinson,

I am writing today to oppose restrictive short-term rental regulations including those that prohibit second home rentals. It has been demonstrated that easy to follow rules have the best-shared outcomes for visitors, homeowners, and the community.

Short-term rentals are a primary accommodation for many travelers. It must be recognized that short-term rentals, including non-owner occupied rentals, play an important role in the local business community.

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The use of secondary homes as short-term rentals does not affect affordable housing. Second homes make up a small percentage of the total housing stock and in most cases would not be converted to long-term housing.

I urge you to protect individuals' property rights and interstate commerce by creating an easy system to register properties, collect taxes, and provide consumer protections.

Elizabeth Johnston  
4724 S Silverhills Ave  
Boise, ID 83709



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Home Sharing Ordinance; CF 14-1635-S2

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Vicki Wells <victoryvista@verizon.net>

Wed, Jun 14, 2017 at 8:16 AM

To: Zina.Cheng@lacity.org, Sharon.Dickinson@lacity.org, clerk.plumcommittee@lacity.org, Jose.Huizar@lacity.org, Mike.Bonin@lacity.org, info@brentwoodhomeowners.org

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,

Vicki Wells 521 N. Saltair Ave LA. 90049

Sent from my iPad



Sharon Dickinson <sharon.dickinson@lacity.org>

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## SHORT TERM TENTALS

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**Trudy Sokol** <trudysokol@verizon.net>  
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Wed, Jun 14, 2017 at 9:54 AM

I am totally 100% AGAINST short term rentals  
[Quoted text hidden]

June 13, 2017

Los Angeles City Council  
200 N. Spring St.  
Los Angeles, CA 90012

**Re: Support for Motion for Land Use and Legal Analysis of Setback Around Oil and Gas Extraction in Los Angeles (Council File # 17-0447)**

Dear Council President Wesson and Los Angeles City Council:

I am writing on behalf of St. John's Well Child & Family Center. The issue of neighborhood drilling is of special concern to our organization. As one of the largest primary care providers in South Los Angeles we see extremely high rates of asthma incidents in our children as opposed to other communities in more affluent areas like West Los Angeles.

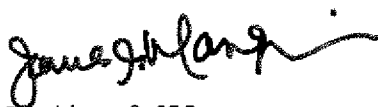
We respectfully express our support for an ordinance to establish a 2,500-foot setback separating oil and gas extraction operations from sensitive land uses like homes, schools and hospitals. We would also like to express support and gratitude to Council for the motion introduced on April 19, 2017 (Council File # 17-0447) directing the City Attorney, Petroleum Administrator and Department of Planning to perform a legal and land use study of such an ordinance. We applaud the leadership of Council President Wesson introducing this motion and to Councilmembers Bonin, Cedillo, Harris-Dawson, Koretz, and Martinez for co-sponsoring the motion.

Los Angeles is the largest and most densely populated urban oil field in the nation. The City of LA hosts more than 900 active oil wells, with over 77% located within 2,500 feet of a home or sensitive land use such as a school, park or hospital. More than half of the active wells are located in low-income Latino and African-American neighborhoods already overburdened by environmental hazards, such as Wilmington and South L.A. Residents from these neighborhoods have documented serious health problems—including nosebleeds, chronic migraines, nausea, asthma and other respiratory illness—in addition to daily disruption from drilling noise and vibrations, foul odors, and diesel truck traffic.

Oil drilling operations are wholly incompatible with residential neighborhoods, and we urge the Council to act swiftly to pass the motion for a legal and land use study to alleviate the symptoms that front-line communities experience daily. Every Angeleno deserves to live in a safe, healthy neighborhood.

Thank you for your attention and action on matters that directly impact the health and safety of residents living near oil drilling operations. Please contact us if you have any questions or would like additional information.

Sincerely,



President & CEO



## Google Groups

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### Home Sharing Ordinance; CF 14-1635-S2

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**Vicki Wells**

Jun 14, 2017 8:16 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.

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,

Vicki Wells 521 N. Saltair Ave LA. 90049

Sent from my iPad

Google Groups

**Fwd: PLUM Committee Meeting June 13, 2017 Public Commentary re: CF-14-1635-52**

Sharon Dickinson

Posted in group: Clerk-PLUM-Committee

From: **S Gendel** <sgendel@aol.com>

Date: Tue, Jun 13, 2017 at 4:39 PM

Subject: PLUM Committee Meeting June 13, 2017 Public Commentary re: CF-14-1635-52

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

Cc: 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@lacity.org>, Joanne.kim@lacity.org, rachel.brashier@lacity.org, iyneil.washington@lacity.org, councilmember.price@lacity.org, paioma.perez@lacity.org, marisa.alcaraz@lacity.org, Susie.councilmember.wesson@lacity.org, justin.wesson@lacity.org, Councilmember Bonin <councilmember.bonin@lacity.org>, Tricia Keane <tricia.keane@lacity.org>, councilmember.doug.tripp@lacity.org, hannah.lee@lacity.org, councilmember.ofarrell@lacity.org, david.giron@lacity.org, star.parsamyan@lacity.org, councilmember.buscaino@lacity.org, je.dennis.gleason@lacity.org, Councilmember.huizar@lacity.org, Councilmember.cedillo@lacity.org, Gerald.gubatan@lacity.org, Shawn.kuk@lacity.org, kevin.ocubillo@lacity.org

Dear Honorable PLUM Committee Members,

I arrived at the meeting today two hours in advance and the meeting room was filled to capacity. I was directed to the overflow outside. When I learned that we would have how little impact could be made in this setting, I prepared a one minute commentary and am submitting it along with supporting photos for entry into today's record.

Please post the following into the record:

**Los Angeles Planning Land Use Management Committee Meeting**

**June 13, 2017**

**Public Commentary**

My name is Steven Gendel. I am a homeowner in Venice California. I am a second generation Angeleno.

I am a victim of Short Term Rental Abuse. I am speaking for all law abiding, tax paying Angelenos that have been turned into commercial Hotel Districts with Party Houses for vacationers that have absconded with our peaceful communities. The illegal Short Term Rentals by absentee property owners are destroying our communities. Transients arrive at all hours of the day and night. They have daytime and night time parties. They produce noise that ends up on adjacent property or in the street. They take up street parking, and they are unknown.

Along with my comments, I would like to submit a photograph of the 15 passenger Van double parked in front of the illegal Airbnb Hotel on May 21, 2017 at 10:50 AM (Checkout time is 11:00 AM)



I would like to submit two photographs of the Visitor at the next door Airbnb who spent one hour at the look like a maid. Taken on July 11, 2016 at 9:33 AM





I would like to submit a photograph of the illegal Airbnb listing next door. This is not HOME SHARING,



Big 5 Bedroom Tiki House in Venice Beach w Parking

5 bedrooms • 5 bathrooms • 3,000 sq ft • Venice Beach, CA

Price: \$1,200/night

Available: 10/1 - 10/31

Host: [Profile Picture]

Reviews: 12 (4.8/5)

Book Now

Cancel Policy: Flexible

Property Type: House

Bedrooms: 5

Bathrooms: 5

Size: 3,000 sq ft

Location: Venice Beach, CA

Features: Parking, Pool, BBQ, etc.

Thanks to Councilmember Bonin and Wesson for initiating the Ordinance. However, the proposed Ordinance does not provide enough incentive for profiteering property owners to falsely claim that they are renter residence.

- The proposed Ordinance, with a 180 day cap, allows a homeowner to rent his entire home every week with no requirement that they be present.

- The proposed Ordinance is unenforceable. It allows "three separate verified violations of this ordinance before revocation. (Even the **current** law is not enforceable-no way to verify the violation-How will you enforce the Ordinance?)

I am in favor of TRUE HOME SHARING. Where the HOST is **onsite** during the rental. Enforcement requires a 30-day cap on TRUE HOME SHARING for unannounced visits to establish that the owner is present. A 30-60 day cap on TRUE HOME SHARING for those in financial distress to supplement their income.

Steven Gendel  
Venice, California