



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance: CF 14-1635-S2

Robert Schlesinger <bobs@rpiseal.com>

Fri, Jun 9, 2017 at 9:08 PM

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.

We live in a High Fire Severity Zone in the Hillside of West Los Angeles. The prospect of travelers coming into this area, not understanding the fragility of the area area by carelessly disposing of cigarette butts and other potential fire hazards is not acceptable. An owner on the premises drastically reduces that danger. It will also reduce the potential trashing of a premises, loud late night to early morning parties, leaving in automobiles inebriated in a quiet neighborhood community.

We live in a residential single family neighborhood, not a commercial area with hotels and boulevards.

Yours respectfully,

RAS, resident of a quiet hillside community having first hand experience of the abuse and disrespect of a residential neighborhood.



Sharon Dickinson <sharon.dickinson@lacity.org>

Short-Term Rental News

1 message

Los Angeles Short-Term Rental Coalition <lacoalition@calodging.com>

Fri, Jun 9, 2017 at 10:04 AM

Reply-To: lacoalition@calodging.com

To: sharon.dickinson@lacity.org

Short-Term Rental News

Los Angeles

Airbnb in LA: Should rental days be capped?

Southern California Public Radio | 6/8/17

As Los Angeles moves closer to finalizing new regulations for short-term rentals, a major dispute has emerged: how many rental days should a property be allowed? City officials say a 180-day limit will discourage companies from taking apartments off L.A.'s tight housing market and turning them into short-term rentals. Home-sharing giant Airbnb, on the other hand, says a cap would hurt the earning potential of hosts who are not investors and depend on the rentals to stay afloat financially. Lastly, some advocates of affordable housing say a cap of 90 days or less would better discourage landlords from moving units off the long-term rental market.

Protecting Los Angeles Transient Occupancy Tax Revenues - More than 90-Day Cap on Short-Term Rentals Will Hurt City Financially

A 90-day cap on short-term rentals strikes a balance between City of Los Angeles tax revenue collected by traditional hotel Transit Occupancy Taxes and what may be collected from short-term rental platforms. More than 90 days begins to erode higher per room TOT generated by hotels and may trigger the end of significant hotel investments in Los Angeles, which especially are needed to support convention center business. ([Read Full Analysis](#))

Letters Supporting a Shorter Rental Cap

Ruth Schwartz - Shelter Partnership | 6/8/17

"In my role as the Executive Director of Shelter Partnership, Inc., a nonprofit organization working for over 30 years with the City of Los Angeles to solve homelessness, I am writing to request that the City proceed cautiously and limit short-term house sharing to **no more than 60 days** annually in the City of Los Angeles." ([Read Full Letter](#))

Ted Fikre - AEG | 5/18/17

"We oppose multi-family buildings being operated as de-facto hotels. Clearly, a strong and enforceable ordinance is required to keep these companies from violating local zoning and land use laws. For these reasons AEG supports the City's vision to regulate home-sharing. In particular, we are in favor of limiting short-term rentals to primary residences and capping home-sharing to no more than 90 days per year." ([Read Full Letter](#))

Coalition of Hotels in the City of Los Angeles | 6/5/17

"The hotel industry is supportive of home sharing and the proposed ordinance that includes a 90 day maximum yearly rental cap, which allows the residents of Los Angeles to rent their homes for 45 weekends a year. This cap, which has become the norm for major metropolitan areas, eliminates the incentive for commercial operators to convert valuable housing stock from the long term rental market. Additionally, a 90 day cap ensures that revenues generated by the sharing economy will remain in Los Angeles and benefit homeowners and renters right here in the City, rather than real estate speculators and outside investors." ([Read Full Letter](#))

L.A.'s crisis: High rents, low pay, homelessness rising and \$2,000 doesn't buy much

Los Angeles Times | 6/4/17

Margaret said her Social Security check is just above \$1,000, and Chris gets about \$200 in general relief and \$200 worth of food stamps. Even if they could find an apartment for less than \$1,000, they said, they'd have nothing left. So they're coping, hoping to find work that lifts them out of the hole. It'd be nice if I could tell you they were outliers, but there are now roughly 58,000 versions of their story in greater Los Angeles. The homeless population increased 23% over last year, even though 14,000 people were helped off the streets.

Illegal Rentals

Hotel CEOs Urge Response To 'Illegal' Airbnb Growth

Law360 | 6/5/17

Top executives with some of the world's largest hotel groups on Monday slammed the nationwide growth of illegal Airbnb Inc. "shadow hotels," complaining that many hosts take advantage of the popular home-sharing site to manage multiple unregulated properties that skirt payment of taxes and drive up residential real estate costs. CEOs including Mark S. Hopfman of Hyatt Hotels Corp. and Sebastien Bazin of AccorHotels - speaking at New York University's International Hospitality Industry Investment Conference at the Marriott Marquis on Times Square - said they primarily depend on cities to regulate these illegal Airbnb units because the home-sharing site has failed to curb the illegal activity, and as a result the competitive playing field is not level.

How Airbnb Facilitates Profiteering In New York City

Law360 | 6/5/17

Does Airbnb facilitate some of its hosts to ignore housing statutes and regulations and engage in profiteering? Certainly, New York state's attorney general may have concluded as much when after a four year investigation he found in 2014 that 72 percent of Airbnb host units were illegal with commercial operators constituting 6 percent of the hosts and supplying 36 percent of the rentals.

Airbnb 'expert' fined nearly \$1K for failing to register his couch

San Francisco Examiner | 6/6/17

Daniel Rusteen, a North Beach resident and self-proclaimed Airbnb "expert," who believed he faced a whopping fine of \$1,936 - which we've found to be actually \$1,000 - for listing his couch on Airbnb without legally registering with The City. "I rented out the couch to people all around the world," Rusteen told me. He even stayed with them abroad. "I made friends with them," he said. Rusteen, 29, is a former Airbnb employee who founded the startup OptimizeMyAirbnb.com, where client blurbs claim he is a "magician" whose expertise boosts Airbnb users' search rankings - and lines the pockets of Airbnb hosts. Magic as his company may be, Rusteen did not register his own Airbnb listing with San Francisco's Office of Short-Term Rentals.

Barcelona cracks down on Airbnb rentals with illegal apartment squads

The Guardian | 6/2/17

The next time you book a holiday apartment in Barcelona you may wake up to find an inspector standing at the end of the bed. Amid growing evidence that the massive upsurge in tourist apartments is driving rents up and residents out, the city has launched a crackdown on illegal, unlicensed apartments, and Airbnb, the dominant platform, is in the eye of the storm, although not the only offender.

Dozens of illegal Airbnb listings remain available in New Orleans

The Times-Picayune | 6/7/17

Dozens of illegal Airbnb listings in New Orleans remain on the short-term rental website nearly a week after the deadline the company agreed upon with the city to remove noncompliant properties. The Airbnb listings, seen available on the website Wednesday (June 7), show properties for rent across the French Quarter, a neighborhood where short-term rentals are largely not allowed based on an ordinance passed in December. Also, there are about 160 properties across New Orleans advertising sleeping space for more than 10 people, a limit established as the maximum occupancy for short-term rentals in another ordinance. And at least a dozen Airbnb listings advertised occupancy offerings greater than they were permitted to do so by the city.

Crime

Man claims he was beaten at Manhattan Airbnb birthday party because he's black

New York Daily News | 6/7/17

A birthday bash turned into a melee at a Manhattan Airbnb, where the N-word flew as freely as the glass from a bottle broken over the head of a guest who said prejudiced party poopers attacked him. Armani Murrell went to a Chelsea loft for his girlfriend's 21st birthday party on May 17, but before he could even get in the door, he and several friends - including the guest of honor - were told "we don't want your kind here" by several people who called them "f-----g n-----s." Before the attack ended, Murrell, 22, was smashed on the head with a glass bottle and arrested, along with his alleged assailant, a Manhattan restaurant owner who unwittingly rented the spacious apartment to a group of black partygoers and their mixed-race and Asian friends.

I'm an Airbnb host and I'm falling out of love with Airbnb

Domain | 6/9/17

Lately, I've been renting out my one-bedroom apartment, which has allowed me to flit back and forth between Melbourne and Bali, and now Torquay. But after a bad run of guests (the 50 prior were mostly awesome), I've started to wonder whether Airbnb has become, well, too "mainstream". Do people no longer respect the trust that underpins the whole deal? Is it OK to smoke in a no-smoking apartment, to leave rubbish all over the place? These things happen. But a recent booking, combined with the lacklustre efforts of Airbnb, made me seriously doubt whether Airbnb has its hosts' backs.

City & State Action

Don't just tax Massachusetts Airbnb rentals regulate them, too

Boston Globe | 6/5/17

But just as important as leveling the playing field for hotel and motel owners - and raising revenue for the state - is developing regulations to ensure guest safety. It's this piece of the equation that State Representative Aaron Michlewitz, who is sponsoring the House's legislation on short-term rentals, is pushing for.

Santa Barbara County Supervisors May Ban Short-Term Rentals in Residential Zones

Noozhawk | 6/6/17

Short-term rentals may be banned in unincorporated residential areas if the Santa Barbara County Board of Supervisors follows through with regulations members supported at Tuesday's meeting. Board members gave direction to staff to keep tweaking a proposed ordinance regulating short-term rentals, which are rented for 30 days or less, typically to tourists.

Legal

Aimco Steps Up Litigation Against Airbnb: Complaint Seeks Class Action Status on Behalf of Property Owners Harmed by Airbnb

Press Release | 6/7/17

Apartment Investment and Management Company (Aimco) (NYSE: AIV) yesterday filed an amended complaint against Airbnb in the Superior Court of California seeking injunctive relief and restitution under that state's Unfair Competition Law and broadening its claims to include all apartment owners whose properties have been rented without Airbnb's first obtaining their permission. Aimco also filed an amended complaint in its second lawsuit against Airbnb in Miami-Dade County, Florida, Circuit Court.

Aimco believes that a significant portion of Airbnb's business and revenues comes from its unauthorized short-term rentals of properties that Airbnb does not own and that Airbnb wrongfully profits from these transactions. In doing so Airbnb disregards its own Terms of Service, which purport to prohibit rentals that breach agreements with third-party property owners.

Customer Service

Airbnb Admits Improvement Needed After Complaints About Customer Service*NBC Washington | 6/5/17*

Airbnb admitted its customer service needs improvement after NBC4 Responds helped several guests resolve problems with the short-term rental marketplace. "There was no way to actually get a hold of anybody," said Elizabeth Yenca, of Takoma Park, Maryland. "They send you in these little loops," said Amber Roley, of Silver Spring. NBC4 Responds received several complaints within a weeks of each other, all with a common thread. "No response means that there's a guarantee that your problem goes unresolved," Yenca said. "You can't even get somebody to listen to you."

Our coalition represents workers, neighbors, tenants, lodging associations, employers and affordable housing advocates. We stand united behind responsible and appropriate regulation of the short-term rental (STR) industry in Los Angeles.

Short-Term Rental Coalition consisting of AH&LA, CH&LA, Hotel Assoc. of LA, Keep Neighborhoods First, LAANE, UNITE HERE Local 11, and other neighborhood, business and community groups, 374 Marlborough Street, Sacramento, CA 95816

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Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Rodney Liber <rodliber@me.com>

Fri, Jun 9, 2017 at 10:20 PM

To: Zina.Cheng@lacity.org, Sharon.Dickinson@lacity.org, clerk.plumcommittee@lacity.org, Jose.Huizar@lacity.org

I'm not exactly sure why you think it is right for my residential neighborhood to be forced to tolerate daily and weekly rentals?!

Isn't that what hotels are for?

If you're going to allow then please include these simple stipulations to protect homeowners:

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,
Rodney Liber
90049



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Steve Jones <bluebay123@aol.com>

Fri, Jun 9, 2017 at 10:46 PM

To: Zina.Cheng@lacity.org, Sharon.Dickinson@lacity.org, clerk.plumcommittee@lacity.org, Jose.Huizar@lacity.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.

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Yours respectfully,

Steve Jones
248 N Bowling Green Way
LA CA 90049



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance: CF 14-1635-S2

Brentwood Homeowners Association <info@brentwoodhomeowners.org>

Fri, Jun 9, 2017 at 10:47 PM

To: Zina.Cheng@lacity.org, Sharon.Dickinson@lacity.org, clerk.plumcommittee@lacity.org, info@brentwoodhomeowners.org

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Sincerely,

THE BRENTWOOD HOMEOWNERS ASSOCIATION



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Haya Handel <hayahandel@gmail.com>

Fri, Jun 9, 2017 at 11:03 PM

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

As a long time resident of Brentwood, I am very concerned about the above ordinance.

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Yours respectfully,

Haya Handel

L.A. Realty & Design Group

Phone: (310) 779-5217

Fax: (310) 954-9209

BRE: 02007200



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Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Val Holwerda <vholwerda@promaris.com>

Fri, Jun 9, 2017 at 11:14 PM

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

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Yours respectfully,

Valerie (Val) Holwerda

174 South Westgate Avenue,

LA 90049



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Corey I. Spound <corey@tamarackres.com>

Fri, Jun 9, 2017 at 11:27 PM

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

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Yours respectfully,

Sent from my iPhone

Corey I. Spound
Principal
Tamarack RES, Inc.
310-625-6825
corey@tamarackres.com
CA license 01142655



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Earl Goldberg <earllgoldberg@gmail.com>

Fri, Jun 9, 2017 at 11:29 PM

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

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Yours respectfully,

Earl & Aya goldberg

242 S Westgate ave

L A 90049

Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Larry Blivas <lblivas148@gmail.com>

Fri, Jun 9, 2017 at 11:31 PM

To: Zina.Cheng@lacity.org, Sharon.Dickinson@lacity.org, clerk.plumcommittee@lacity.org, Jose.Huizar@lacity.org, Mike.Bonin@lacity.org, Brentwood Homeowners Association <info@brentwoodhomeowners.org>

Dear All, As a resident in the Brentwood neighborhood for over 25 years, we do not believe it is the right of government to tell a personal homeowner how to utilize his home as long as they are not disturbing the peace or bothering anyone in the neighborhood!

Please do not approve any government restrictions on private homes and their use as Air B & B's or short term rentals while out of town for extended period of time. We are glad to live in a Country with a democracy that protects all of it's citizens.

Why should any city, state or country restrict it's citizens from exercising their free will and free choice with their personal property.

How can the City Government tell an individual who worked hard to earn enough money to purchase a home in Los Angeles, Brentwood or our surrounding neighborhoods that the \$5,000-\$5,000,000 that they may have spent on their home will be restricted from their freedom.

We strongly believe that you should not restrict any homeowner who pays their fair property taxes, income taxes and is a good citizen from utilizing their property in any manner they choose.

Yours respectfully,

Regards,
Larry and Julie Blivas
148 S. Westgate Ave.
Los Angeles, Ca. 90049



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Gail Schacht <gschacht@airbud.com>

Fri, Jun 9, 2017 at 11:34 PM

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

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Yours respectfully,
Gail Schacht
18th Helena Drive
Los Angeles 90049

Sent from my BlackBerry 10 smartphone.



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance; CF 14-1635-S2

Diedre Gordon <ddakelly@icloud.com>

Fri, Jun 9, 2017 at 11:48 PM

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 45 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
5. No rentals of a period less than one week.

Yours respectfully,
Diedre Gordon
655 Firth Ave
LA
90049

Sent from my iPhone