



Etta Armstrong <etta.armstrong@lacity.org>

RE: Council file number: CF#14-1635-S2

1 message

Maddy <talbot_leighton@msn.com>

Mon, May 23, 2016 at 5:40 PM

To: "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>
Cc: "Sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

RE: Council file number: CF#14-1635-S2

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

Dear Mr. Bonin,

I am writing to voice my support of the proposed Short Term Rental regulations with the EXCEPTION of the 90 day limit. Last Saturday I attended the hearing at Deaton Hall downtown. As you may have heard it was well attended and lasted from 10:00am to 2pm as there were so many interested parties who wanted their voice to be heard. Unlike the anti-Airbnb contingent who left, en masse, promptly at noon (giving credence to the rumor that they were paid to attend), I sat through all four hours of testimony and heard over and over again how the 90 day limit will do more harm than good.

It was implied that if a short term listing is currently rented more than 90 days a year then it should qualify as a "long term" rental and, by not offering it as such we are adding to the lack of affordable housing in Los Angeles. This makes no sense and is simply not fair. Aside from the fact that people in need of a rental property would certainly need it for more than 9 months of the year, most home sharing listings like mine are just not suitable as a long term rental.

My husband and I are long term residents of Venice. We own our home and rent out a small guesthouse on our property. When not being rented out as a short term Rental unit we use the guesthouse primarily to accommodate visits from our family and friends as our house is too small. The "guesthouse" is little more than a spare bedroom with an ensuite. While it is great for a one or two night stopover it is not at all suitable as a standalone rental. For example, it has no cooking facilities. It never was and never will be a "rental property".

From my personal experience sharing our home has been an enriching experience on many levels and it will be devastating to us both financially and emotionally if we are limited to only 90 days a year. Like many of my fellow Airbnb hosts we got into the home sharing community out of necessity. Both our jobs were affected by the recession and we found ourselves needing to augment our wages in order to make ends meet. When my husband first suggested that we rent out our guesthouse when we weren't hosting family and friends I was appalled at the idea. No way did I want strangers in my home!

That was several years ago and I can honestly say it that it has added so much to our lives and lifestyle that I cannot imagine not doing it. The obvious benefit is financial as it has enabled us to continue to pay our bills. It has also helped us do some well needed maintenance to our property, including switching our yard to be drought tolerant, repairing damage to our roof due to dry rot, and has afforded us the odd vacation. Unfortunately, neither of our jobs have come back up to pre-recession standards so we are still dependent on the extra income. We need that extra income every month and limiting us to 90 days may mean that we will not be able to stay in our

home!

Aside from the financial aspect and, perhaps more important, are the wonderful people we have met along the way. We have hosted people from all walks of life, all types of professions, all age groups, from all over the world. I was initially surprised at the variety of visitors we got. At first I assumed we would only get a certain "type" of budget traveler. How wrong I was! Many of our visitors are not "budget" travelers but instead are looking for a less homogenized environment than what a hotel offers. They are often great travelers and love meeting other people with similar interests (like us) and getting to know the local hotspots. We promote all the local restaurants, bars, and shops. Our visitors bring lots of commerce to our local community and limiting them to 90 days will limit commerce to the area.

We have loved Venice ever since we moved here nearly 30 years ago and we feel like ambassadors when we host guests that have not been here before. I can't tell you what a joy it is to hear a guest gush about how much they have loved their visit to Venice and how much of it they didn't know existed prior to staying with us.

Along the way we have forged strong and lasting friendships with some of our guests. Not only have we enjoyed such great experiences as hosts but we have also enjoyed home sharing as guests both domestically and internationally. Home sharing has afforded us the opportunity to visit places we would not normally be able to afford. This is a similar situation for our guests. Should visiting places like Venice be the purview of the rich only and should they be limited to certain times of the year???

We hope we can continue to welcome people into our home, year round. We are responsible hosts who are on hand to hold our guests responsible too. We have never once received a complaint from our neighbors and, let's face it, who wants to have an unhappy neighbor? That aspect is pretty much "self regulating". Not only that but we have hosted several of our neighbors family members!

Needless to say I feel strongly that there are many positive aspects to home sharing. I am also aware of the problems such as the issue of legitimate rental units being taken off the market and the subsequent issue of neighbors having to deal with "party houses". I believe that your proposed regulations will solve those problems but putting a 90 day limit on responsible hosts is akin to "throwing the baby out with the bathwater". I know of many good hosts who will face financial hardship should that limitation be put into law and I urge you to reconsider.

Thank you for taking the time to read my letter.

Yours Sincerely,

Madeleine Talbot-Leighton

Douglas C.

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org,
justin.wesson@lacity.org, councilmember.wesson@lacity.org,
councilmember.koretz@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org
RE: CF#14-1635-S2, CPC-2016-1243-CA

Draft Home Sharing Ordinance

I am 37 year old artist and have lived in my present home in Little Armenia for the past 5 years. This is my primary residence and I have never rented it out on a long-term basis. I am also a home sharing host and welcome people to stay in my residence, a space I have worked hard on to make beautiful, warm, safe, and filled with art and light.

In my opinion, the proposed ordinance goal for **Reduction in Housing Stock is achieved by limiting the number of listings a host may have and by making it their primary residence.** The problems I see in the system are property managers not releasing multiple units to would be local residents and only hosting transients. These two rules should root out those that abuse the home sharing model, because these were never truly homes to begin with, and free whatever housing stock is available for primary residents.

However, limiting rooms inside a single home or severely **limiting the rental of a house to 90 days a year for neighborhood residents only hurts the community.** It hurts those people that live in your districts and hurts the community where that money is spent. In my view home sharing in concept helps fit more people in smaller areas it doesn't reduce housing stock, because the residents are allowing people to stay in a home they occupy or are temporarily away from.

As an artist living and working in Los Angeles I have to have an art studio. I, like many other artists I know have turned to home sharing to help with everything from studio costs to production costs. I have equipped my Art studio - gallery with an inflatable mattress and sleep there on long work nights, allowing me to host my home. My photography practice also has me traveling quite a bit to shoot. So I am often out of town working. So I make it available when I can. If I cant rent my space for a minimum of 10 days a month, I will lose my studio and gallery, where I work and where I host art shows for other artists as well.

Maintaining a studio and gallery is very expensive, but it is an important part of my life and work, and its important to the cultural fabric of Los Angeles. **Furthermore I live in a pre 1978 building. People that live in these building are struggling as much as anyone. I don't see how banning them helps the community at all.**

During the times I am not in Los Angeles, I have rented my house on Airbnb. I check out prospective guests carefully and have never had any problems with guest being a nuisance.

Thank you for your consideration of my issues.

Brianna Barnes

Draft Home Sharing Ordinance CF#14-1635-S2

I am an independent contractor that has been living in Los Angeles for over 4 years. I am also a proud, responsible and equal opportunity home sharing host. In my opinion, the proposed ordinance is missing too many informed specifics in its limitations that would allow a functional and relevant use of the home sharing system. However, I do agree that there needs to be regulations put in place that are fair on both ends of the spectrum. Regulations that are fair to responsible hosts. A ordinance that does not lump the vast majority of hosts into the same category as Real Estate developers who kick out rent stabilized tenants, or absentee host listings ('party houses').

Below are the points within the ordinance that I feel need to be altered to ensure everyone's benefit.

Limiting the number of days I can host to 90 days a year.

If I am to be taxed on home sharing as a business would be. There should not be a cap on the number of days I can provide services. Other businesses are not limited to how many days they can provide a service. Why us? I need the income received from home-sharing to support me during the slower times of being an independent contractor. Having the freedom that home sharing gives me financially is crucial. Home sharing allows me to stay in this city, otherwise I would miss out completely on opportunities that could exponentially affect my career. Separate from myself, the funds I receive from home sharing allows me to help support an elderly family member who relies completely on Social Security for her livelihood. Without home sharing, she would be heavily in debt and perhaps worse, homeless. Limiting me to 90 days a year serves no purpose except to limit my ability to support myself and family member.

(c) Renters or lessees of units may not engage in Home-Sharing without explicit approval by the Landlord. If a renter or owner is subject to the rules of a lease agreement, homeowner's or condo association, or any other legal contract, allowance to engage in Home-Sharing through this subsection shall not be inferred to grant any permission that invalidates provisions in those documents.

I understand and respect the requirement of abiding the terms of a lease agreement. But needing approval to home share if it does not infringe on those terms of the lease is

not necessary. My usual reservation is between 2-3 nights per guest. It is my primary residence and I have never hosted a guest for more than 30 consecutive days. Therefore not falling under the category of doing an illegal sublet. I also ensure the safety of my unit and my neighbors by having strict rules. If they are not followed exactly, the guest is removed. I have not yet had to resort to any such extent. Nor had any complaints from my neighbors. I also have safety measures posted such as fire exits and the nearest local hospitals.

The Proposed Reporting and Documentation Requirements. (Host Requirements)

Maintaining logs for years of every guest and the amount paid would be cumbersome and confusing. Does this amount include processing fees? What about refundable damage deposits? What about cleaning fees? This process needs to and can be highly streamlined. This level of detail is above and beyond what is required by the Internal Revenue Service for reporting home-sharing income. If there is a issue, the City could just ask home sharing hosts for a copy of both the year-end summary and the 1099 form they receive from the home-sharing websites.

Home sharing has allowed me to follow my dreams and support my family.
Without it , I would've had to give up. I am not a Real Estate developer or absentee host that is affecting the affordable housing market. I affect the local economy positively by telling my guests where to spend their money i.e : 'Mom & Pop Shops' etc. Half of my guests do not drive or rent cars during their stay, therefore not affecting parking availability. I also do not see how I could possibly be affecting the hotel industry as they are constructing a new hotel on my street, which in itself will affect the rent levels, parking and demographic of my area.

Thank you for your consideration of my issues with the current ordinance.



Etta Armstrong <etta.armstrong@lacity.org>

☞ CF#14-1635-S2

1 message

Jayson Steele Fox <findjayson@gmail.com>

Thu, May 26, 2016 at 12:24 AM

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

Cc: councilmember.ofarrell@lacity.org, sharon.dickinson@lacity.org, etta.armstrong@lacity.org

My name is Jayson Fox, I've lived proudly in Los Angeles for 7 years.

Not only will this bill be making it difficult for thousands of local Angelino hosts, but it will do a huge disservice to visitors of our fine city for YEARS to come.

I am a freelance videographer who lost my roommate and without AirBnB, I would not be able to keep my home. Please reconsider the restrictions this bill is presenting!!!

I'm sure you were impressed in the turnout of people in support of the current draft and its' constriction of AirBnB hosts and travelers, but isn't it obvious that a great deal of those people that showed up in favor of the current draft were taking advantage of a day off of work? What percent of them will actually show up to the polls? On the other side of the fence, you're dealing with the AirBnB community who are all connected online, locally AND worldwide, Los Angeles' local hosts AND travelers. The current state of this bill is not acceptable, and this community will cause a lot of trouble for everybody if it goes through.

Los Angeles is supposed to be a place of progressive thinking, trendsetting. We need to head to where the puck is going, not where it currently is. The entire world is using AirBnB, and how will it look when this bill puts a chokehold on our ability to host those travelers? The current state of the draft will not only hinder resident hosts, it will limit availability for travelers coming into our city, the future of mass-scale travel accommodations is obviously in customer rated home-sharing, not hotel services. For our city, AirBnB attracts a completely different customer than the hotel stayer. It allows more people to come visit our fine city, have a more enriching experience than in a sterile hotel. It's has created a space for a more thoughtful way of travel. It allows our creative community to travel more often, and bring back to this city the ideas that make Hollywood what it is, one big creative space! Why hinder this process?

It's important to consider that AirBnB is a service that is stimulating our local and state economy on multiple levels. Consider that a great deal of Angelinos are travelers. AirBnB's service allows us to host people from all over the world to fill our spot while we are away. Local businesses reap the benefit of those temporary tenants most of all.

Please Do Not go through with these restrictions, the registration, the 90 day limit. This is going to create more problems not solutions.

-Jayson Fox

Mel & Brian Latt
854 Nowita Place
Venice, CA 90291
310.306.1055
mellatte@mac.com

5/15/16

To: Mike Bonin
councilmember.bonin@lacity.org

re: CF#14-1635-S2
Planning commission file#: CPC-2016-1243-CA

Dear Mr. Bonin:

I am writing with regards to the proposed ordinance for Airbnb members that would cap our rental days at 90 for the year. I am a 20 year resident of the walk streets off Abbot Kinney and own a double lot with a small guest house at the rear of 856 Nowita. We have been renting our guest house on Airbnb for about 2 years now. A great deal of our guests are parents of neighbors here to visit their grandchildren... as you know these lots are small, so it is a great opportunity for them to stay close to their own children and grandchildren. The rest are from all over the world. They go out almost every night per our local recommendations. They rent bicycles, visit the shops on AK as well as the boardwalk... We are on the property and love hosting. The proposed 90 day cap will take away a LOT of dining and shopping commerce as someone long term would not go out every night, nor shop like someone from out of town. While I see that the city needs to find a happy medium... this is most certainly not it. I am not the person affecting hotels or really the rental market... it's a very small 1 bedroom cottage. I hope you will take this into consideration and help to mediate a better solution for all.

Thank you,

Mel & Brian Latt
213-706-5000 Cell

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May 26, 2016

RE: CF#14-1635-S2, CPC-2016-1243-CA

Dear Mr. Koretz,

I am writing to share my views, and to ask you to consider homeowners like me as you draft the final legislation regarding home sharing.

OUR STORY:

My family has lived on N. Laurel Ave. near Melrose Ave. for 16 years. We have a strong bond with our neighborhood. We love that we have the personal connections of a small town in a big vibrant city like Los Angeles. We have come to appreciate it even more as we have explored the world of home sharing.

We started hosting with Airbnb 8 months ago because our daughters had a dream of having a dock in Lake Arrowhead. Instead of setting it aside as impossibly expensive, we decided to give hosting a try and see what we could save. The experience has been transformative. We are empowered by what hosting has made possible, and delighted by the joy of sharing our space with our guests.

MY VIEWS ON HOME SHARING:

Home sharing is a vibrant new part of our society. It has the power to transform the way people think about each other. It represents the democratization of globalization by connecting people from around the world socially, culturally and economically. Many of our guests were able to come to Los Angeles either because home sharing made it economically feasible, or because making a personal connection in a big city made them feel safer. All of our guests LOVED Los Angeles, and it showed with how they spent their time and money while they were here.

MY CONCERNS ABOUT THE LEGISLATION:

I urge you to reconsider the proposed 90 day rental limit. In the last 3 months, we have rented our space on average 18 days per month with a potential for over 200 days per year. In that time, we have realized that this venture can provide us with the financial flexibility to embark on a \$150,000 construction project to expand our home to better fit our family as we grow. This flexibility means more revenue for the city. When you consider the other regulations and fees proposed to protect fair housing and support city infrastructure, I see no compelling reason to include this 90 day limit.

Finally, I would like to request that the requirements for compliance for licensing and the fees associated with them be more clearly defined in order to ensure the success of the home sharing ordinance in Los Angeles.

Thank you for your time and your hard work on this,

Wendy Nield

May 25, 2016

To Whom It May Concern:

I know that being a member of Los Angeles governmental system you often have little time so I want to thank you for taking a moment to read this letter. I have been an Airbnb host for over four years in two separate apartments in Santa Monica and in Venice Beach. In each case, I lived in the apartment on a permanent basis and only rented out a spare bedroom. Also, in each case, I never earned more through Airbnb than the rent I paid on a monthly basis.

In Santa Monica I was living with my girlfriend whom I eventually married. When that happened, our roommate moved out and we both chose not to have another roommate move in—as is the natural course when a couple gets married. We lived in a rent stabilized apartment but even with rent control the cost of the apartment was above our means so we Airbnb'd that room to allow us to stay in our apartment.

Unfortunately in 2013, my wife and I separated and I moved out. I was put in a situation where I needed to find an apartment immediately and the costs of apartments in that area had risen so dramatically that I couldn't afford to live in the same area on my own. Because of how quick the situation happened, I wasn't able to find both an apartment *and* a roommate to share the rent with so I again turned to Airbnb for help. I have lived in this apartment now for 2 years and I am still relying on Airbnb guests to help me pay my rent. Last year I rented out my spare room for 267 days out of the year and 100% of my proceeds went to helping me pay my rent. This apartment is also under rent control (RSO) and yet again it is well beyond my financial capabilities despite the rent control.

I write to you to *please consider* the negative ramifications that a 90-day cap on short-term rentals will have on individuals like myself--a resident in Venice and Santa Monica for over six years. If measure passes I simply will not be able to live in this apartment and will be forced to move out.

As a documentary filmmaker, I am also part of the community of artists that make Venice unique, creative, and diverse and that's something that draws people from all over the world here. But I'm seeing a sea change in the community right now. Real estate investment groups are buying up many of the small bungalow houses (that once defined Venice) and turning them into multi-million dollar box houses for sale. This is taking many of the rentals off the market and pricing out many of the artists who have helped make Venice what it is. Those left must find other means to keep up with the aggressive rise in rents and Airbnb has been imperative in this regard.

I have lived in San Francisco for two years and know that it is a far more densely populated rental market than in Los Angeles. If they can have a no-cap system for short-term rentals in addition to allowing those with RSO apartments to use this service then I'm wondering why Los Angeles can't have that as well.

Airbnb is not a means for making money for me—it's a means by which I can survive in this area. I live here. I work here. This is my home and if these ordinances pass my whole world will be greatly impacted. Please consider AGAINST imposing a 90-day cap on short-term rentals as well as restriction on those who have RSO apartments. "Rent Control" simply does not mean "affordable" these days, especially in areas of LA like Venice.

Regards,

A handwritten signature in cursive script, appearing to read "Brett Fallentine". The signature is written in dark ink and is positioned above the printed name.

Brett Fallentine

Brianna Barnes

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I am an independent contractor that has been living in Los Angeles for over 4 years. I am also a proud, responsible and equal opportunity home sharing host. In my opinion, the proposed ordinance is missing too many informed specifics in its limitations that would allow a functional and relevant use of the home sharing system. However, I do agree that there needs to be regulations put in place that are fair on both ends of the spectrum. Regulations that are fair to responsible hosts. A ordinance that does not lump the vast majority of hosts into the same category as Real Estate developers who kick out rent stabilized tenants, or absentee host listings ('party houses').

Below are the points within the ordinance that I feel need to be altered to ensure everyone's benefit.

Limiting the number of days I can host to 90 days a year.

If I am to be taxed on home sharing as a business would be. There should not be a cap on the number of days I can provide services. Other businesses are not limited to how many days they can provide a service. Why us? I need the income received from home-sharing to support me during the slower times of being an independent contractor. Having the freedom that home sharing gives me financially is crucial. Home sharing allows me to stay in this city, otherwise I would miss out completely on opportunities that could exponentially affect my career. Separate from myself, the funds I receive from home sharing allows me to help support an elderly family member who relies completely on Social Security for her livelihood. Without home sharing, she would be heavily in debt and perhaps worse, homeless. Limiting me to 90 days a year serves no purpose except to limit my ability to support myself and family member.

(c) Renters or lessees of units may not engage in Home-Sharing without explicit approval by the Landlord. If a renter or owner is subject to the rules of a lease agreement, homeowner's or condo association, or any other legal contract, allowance to engage in Home-Sharing through this subsection shall not be inferred to grant any permission that invalidates provisions in those documents.

I understand and respect the requirement of abiding the terms of a lease agreement. But needing approval to home share if it does not infringe on those terms of the lease is

not necessary. My usual reservation is between 2-3 nights per guest. It is my primary residence and I have never hosted a guest for more than 30 consecutive days. Therefore not falling under the category of doing an illegal sublet. I also ensure the safety of my unit and my neighbors by having strict rules. If they are not followed exactly, the guest is removed. I have not yet had to resort to any such extent. Nor had any complaints from my neighbors. I also have safety measures posted such as fire exits and the nearest local hospitals.

The Proposed Reporting and Documentation Requirements. (Host Requirements)

Maintaining logs for years of every guest and the amount paid would be cumbersome and confusing. Does this amount include processing fees? What about refundable damage deposits? What about cleaning fees? This process needs to and can be highly streamlined. This level of detail is above and beyond what is required by the Internal Revenue Service for reporting home-sharing income. If there is a issue, the City could just ask home sharing hosts for a copy of both the year-end summary and the 1099 form they receive from the home-sharing websites.

Home sharing has allowed me to follow my dreams and support my family.
Without it , I would've had to give up. I am not a Real Estate developer or absentee host that is affecting the affordable housing market. I affect the local economy positively by telling my guests where to spend their money i.e : 'Mom & Pop Shops' etc. Half of my guests do not drive or rent cars during their stay, therefore not affecting parking availability. I also do not see how I could possibly be affecting the hotel industry as they are constructing a new hotel on my street, which in itself will affect the rent levels, parking and demographic of my area.

Thank you for your consideration of my issues with the current ordinance.

Douglas C.

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org,
justin.wesson@lacity.org, councilmember.wesson@lacity.org,
councilmember.koretz@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org
RE: CF#14-1635-S2, CPC-2016-1243-CA

Draft Home Sharing Ordinance

I am 37 year old artist and have lived in my present home in Little Armenia for the past 5 years. This is my primary residence and I have never rented it out on a long-term basis. I am also a home sharing host and welcome people to stay in my residence, a space I have worked hard on to make beautiful, warm, safe, and filled with art and light.

In my opinion, the proposed ordinance goal for **Reduction in Housing Stock is achieved by limiting the number of listings a host may have and by making it their primary residence.** The problems I see in the system are property managers not releasing multiple units to would be local residents and only hosting transients. These two rules should root out those that abuse the home sharing model, because these were never truly homes to begin with, and free whatever housing stock is available for primary residents.

However, limiting rooms inside a single home or severely **limiting the rental of a house to 90 days a year for neighborhood residents only hurts the community.** It hurts those people that live in your districts and hurts the community where that money is spent. In my view home sharing in concept helps fit more people in smaller areas it doesn't reduce housing stock, because the residents are allowing people to stay in a home they occupy or are temporarily away from.

As an artist living and working in Los Angeles I have to have an art studio. I, like many other artists I know have turned to home sharing to help with everything from studio costs to production costs. I have equipped my Art studio - gallery with an inflatable mattress and sleep there on long work nights, allowing me to host my home. My photography practice also has me traveling quite a bit to shoot. So I am often out of town working. So I make it available when I can. If I cant rent my space for a minimum of 10 days a month, I will lose my studio and gallery, where I work and where I host art shows for other artists as well.

Maintaining a studio and gallery is very expensive, but it is an important part of my life and work, and its important to the cultural fabric of Los Angeles. **Furthermore I live in a pre 1978 building. People that live in these building are struggling as much as anyone. I don't see how banning them helps the community at all.**

During the times I am not in Los Angeles, I have rented my house on Airbnb. I check out prospective guests carefully and have never had any problems with guest being a nuisance.

Thank you for your consideration of my issues.



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing

1 message

Jennifer Johns <jjen58@att.net>

Thu, May 26, 2016 at 10:10 PM

To: councilmember.ofarrell@lacity.org

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

Dear Councilman O'Farrell,

My name is Jennifer Johns and I am writing to advocate for home sharing in Los Angeles in the face of the proposed new ordinances. I began hosting after losing my job and the resulting income has enabled me to stay in my home and in Los Angeles. My personal experience renting out a room in my home has been unreservedly positive and I believe a benefit to my neighborhood. Many of the guests I have hosted have chosen to stay with me because of the proximity to friends or family who already live nearby and are unable to accommodate them. Others are planning to relocate to Los Angeles and are seeking a more intimate experience of the neighborhood as they explore the city and try to secure housing themselves. All of them seem happy and excited to explore and participate in the local economy.

I attended last Saturday's public hearing on short-term rentals and spoke in support of home sharing. I am very concerned about the 90 day limit proposed for the new ordinance. This restriction would be very difficult for me. I am working again but make significantly less money than I did at my former position. I have come to rely on the money I earn through Airbnb. The planner who spoke at the hearing seemed to believe that anyone wanting to exceed the 90 day limit should get a roommate. I think that this demonstrates a fundamental misunderstanding of two very different situations and involves the government in a very private set of decisions.

I understand the need for rules addressing home sharing and am happy to pay the proposed taxes. I also have no objection to registering with the city if the process is streamlined and efficient. My major difficulty is with the 90 day limitation. I hope you will do what you can to prevent this part of the ordinance from being enacted.

I appreciate your time,

Jennifer Johns



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

Monica Abal <monicaabal@gmail.com>

Thu, May 26, 2016 at 11:34 PM

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

Cc: sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.bonin@lacity.org

CF#14-1635-S2

CPC-2016-1243-CA

To whom it may concern,

My name is Monica. I was born and raised in a small town in Argentina. When I moved to Venice I felt like I was still living in my hometown. Lately I feel this fact has changed.

New developers come and devastate original bungalows and centennial gardens. All their projects are approved by the City, but the problem is nobody asks us if we want to appeal the decision of destroying an original Venetian construction or if we want to give up the green areas in our community.

With my husband, I bought an original small cottage. With a lot of work, we could paint it and make some minor repairs on it but for now, we never could make a good remodeling and add at least one more room. The big mortgage doesn't allow us to do it.

We started doing Airbnb one year ago. My husband is an independent contractor and I am a journalist who hasn't found full-time work in this country yet and home sharing has allowed me to write freelance and take care of the house and our guests.

Homesharing has been the answer for our prayers. I learned to live in less square footage and it has freed me in many ways. Since I open my house to travelers around the world I've met a lot of people and made a lot of friends. I really like to travel and I've been invited to other people's homes around the world.

It's true, homesharing is changing the landscape of communities. But this is happening anyways. I mean, the new technologies are opening many ways of revenue to empower individuals not just corporations.

Hotels, media and big companies are complaining, and they have a voice, a loud one. I have the feeling that old Venetians have no the same voice. Lately I'm not feeling represented.

I love my community and since I am sharing my house I'm helping my neighbors who have business, promoting to consume in restaurants and stores. Also, I am hiring people for cleaning, painting and gardening to make my home more beautiful for my guests and my community.

I am sure Homesharing movement is bringing more tourists to the Venice area and Los Angeles. Home sharing is opening a new possibility to travel for many people.

Home sharing is not a business, it's a way to help with bills and mortgage and meet new people and strengthen our communities. But if you want to label us a business we will be the only business limited to 90 days per year in Los Angeles.

Thank you for your consideration on this matter.

Monica Abal



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

aaron lalaian <aaronlalaian@gmail.com>

Thu, May 26, 2016 at 11:42 PM

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

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

CF#14-1635-S2

CPC-2016-1243-CA

To whom it may concern,

My name is Aaron, and I've lived in Venice since I was born. I know the meaning of a little community, filled with love and friends. Through the years, with pain, I saw all my friends and classmates leave Venice and move far away because they couldn't afford the increase in rents and mortgages. With my hometown suffering a radical change in environment and building structures, I've faced similar financial hardships.

So, trying to get answers to my most urgent problems – pay my mortgage- I began home sharing two years ago. And for the first time in many years I started thinking, ok, maybe I have the opportunity to continue living in my hometown. For the first time, I wasn't worried about my checking account or if I couldn't get a new project because I am freelance and non-union worker.

Home sharing has also provided culturally rich experiences. Since I opened my house to travelers from around the world, I've met very interesting and diverse people: professionals, artists and very educated people, for instance. Further, these travelers wouldn't otherwise be able to come to Venice and are spending their dollars at local restaurants and stores that I actively promote.

If the city limited me to hosting 90 days per year, it would be devastating. I can't afford the mortgage with only 90 days and would be forced to leave the neighborhood where I have spent my entire life. The suggested \$2000 fine is also burdensome and is disproportionate to what I'm seeking to do – stay in my home.

Please reconsider the current. Thank you for your time and efforts.

Aaron Lalaian

I am one of the 200+ Airbnb hosts who attended the planning department's public hearing last Saturday. I have been a resident of Atwater Village for 17 years, a homeowner for 14 years, and I am deeply invested in my community. I do agree that there should be some control exercised on temporary housing in Los Angeles. Nobody should have to put up with significant loss of parking in the neighborhood, loud noise, or destruction of property. But it's clear that the vast majority of the hosts are responsibly providing places to stay in their own homes in areas without hotels while they struggle to hang onto their homes. The local areas are also benefiting greatly from the influx of new business. My guests write down their recommendations in a book I keep in the cottage so I know where they go and spend money. It's a win-win so long as commercial operators are prohibited.

I want to give you some insight into why I need to be able to share my home year-round to survive. After 27 years of full-time public high school teaching, I retired. My pension from LAUSD amounts to \$2,000/month, while my mortgage is close to \$3,000/month and rising. Just last year repairs to my house amounted to \$15,000. Utilities are high. Many people I know lost houses during the financial crisis and I could have been one of them too.

In my case Chase Bank pretended they were not receiving the paperwork and payments I sent for a full year and effectively ruined my credit rating. I was forced to go to cash advance places each month. When I complained to Chase's loan officers they replied, "Sounds like you will have to get a roommate." So I took out more loans and fixed up my guesthouse. Now many of us are in an ironic situation—we got creative and managed to survive the financial crisis with a roof over our heads only to be threatened with punitive fines and homelessness once again!

The 90-day cap on home-sharing would make it impossible for me to continue because I absolutely need the supplemental income all year. Furthermore, I am not a commercial entity and disagree with a 1-listing limit for those of us who home-share our primary residence. The RSO limitation is also objectionable. This is a very old ordinance that needs updating anyway. I provide parking for the one unit I have and my guests are quiet so my neighbors aren't even aware of them.

Los Angeles has always been thought of as a modern, vibrant place where people come to make their dreams come true. And people everywhere are learning that traveling in this new way opens doors into understanding people and having unique experiences that actually mean something. Not long ago I watched a young couple from China see a blue sky for the first time in their lives--it happened in my driveway as they walked to the farmer's market on the corner.

Please don't try to stifle this great opportunity for Angelenos to house visitors while simultaneously helping themselves to weather this unfortunate economic climate. When we get good reviews, our city gets even better ones. We would not exist as hosts if we got anything less. Allow us aging baby boomers to hang onto our property while acting as ambassadors for a thriving city of tomorrow.

Thank you for your time and consideration.

Sincerely,

Betty



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

james yates <jpinjay@gmail.com>

Fri, May 27, 2016 at 9:43 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacith.org, councilmember.wesson@lacity.org, councilmember.david.ryu@lacity.org, Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, Julia Casillas <julia.casillas@airbnb.com>

Thank you for the opportunity to add our voices to the numbers of Los Angeles residents who offer short-term rentals to visitors from around the world. We are a retired international couple of African-American and Korean heritage, married for over 55 years. Home sharing allows us to learn about other cultures and to share the L.A. hometown spirit with our guests. It also brings added business to local shops and attractions in our area. Furthermore, it gives us the chance to earn the funds necessary to support our grand children's education from elementary school through college. In addition, we have established the Soul-2-Seoul scholarship fund which rewards student who are building unity among the diverse peoples within our community. As of this date we have presented 27 \$2,000 scholarships to deserving students. We might add that the scores of outstanding reviews we receive from our guests may classify us as Good-Will ambassadors for Los Angeles.

Our home consists of four apartment units, three of which are regular rentals and the fourth serves as our primary residence for the past 20 years. We use the extra spaces in our unit for home-sharing. In spite of the continued increases in utility costs, taxes, and general expenses, we have avoided the annual rent increases for our regular tenants which are so prevalent in our city. This has encouraged our tenants to stay with us longer and helps them to strengthen their financial position.

While we agree with the need for government regulation and registration for home-sharing, It seems contradictory to impose a 90-day limit, which would hamper our ability to earn the required fees and funds to continue our humanitarian efforts.. Why force the space to sit idle for 275 days? We believe any limit to the number of days or the number of rooms would be counter-productive. As seniors, we would much rather leave a positive impact for future generations rather than search for a hand-out.

Kind regards, James & In Ja Yates



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

Schezaad A <sh3hzaad@me.com>

Thu, May 26, 2016 at 3:45 PM

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

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

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

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

Dear City of Los Angeles Planning Department,

My name is Amina Aullybux and I am an Airbnb host. I have been a host for nearly 4 years out of my house in Hollywood. I am a full time student at Los Angeles City College, pursuing my teenage dream of getting a Bachelor's in Mathematics. In the fall, I will be transferring to Cal State Los Angeles. My son is doing well in his studies and will be transferring to the University of California, Berkeley in the fall.

When we won the Green Card Diversity Lottery the "American Dream" felt within reach. But when we actually moved to United States from Mauritius, I had a very hard time finding a job that would allow me to support my family. I eventually got a part-time job as a program's worker for LAUSD but I earn minimum wage. This still was not enough to cover all our basic expenses so we decided to share a room in our home on Airbnb.

I use the Airbnb income to support myself, my husband—who is unemployed because he does not speak much English—and my two children who are full time students at Los Angeles City College as well. While I welcome the city's initiative to regulate Airbnb, I am disappointed that the preliminary guidelines would cut over 90% of my income by capping the maximum amount of days I can host to 90 days and restricting me to only one listing.

My Airbnb guests have always been delighted by the amount of effort I put into the hosting experience. I provide many tips on local attractions and recommend our favorite local businesses throughout the city. I have hosted respectful, interesting people from all walks of life—from diplomats to scientific researchers, to doctors to families, to newly wedded couples on honeymoon who want to feel at home while being away from their own home. My guests have so often become my friends and wherever in the world they are, we continue to keep in touch.

I have to say that Airbnb has become my life and without it I would feel a void that could not be filled with anything. There's no replacement for a guest who leaves with a big smile after having stayed with me. I urge the City of Los Angeles to carefully consider how the ordinance will affect the lives of every host in Los Angeles and to give a fair ruling where everyone can be happy, allowing us all to build our communities and this city at large.

Thanking you.

Yours Sincerely,

Amina Aullybux & Family



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

rachel davis <doctorrae@gmail.com>

Thu, May 26, 2016 at 3:49 PM

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

councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

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

Re: Council file number: CF#14-1635-S2

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

Thank you for sending out this draft ordinance and I do have a few comments I would like submit for consideration.

My name is Rachel Davis and I am a home-sharer that uses several web based platforms such as Airbnb and Flipkey. I am a senior citizen on a very limited income. For the first time in the 30 years I have owned my home, I am not burdened by the cost of owning a home, rather my home is taking care of me in my old age. Besides the money generated, I am so excited and happy to have new guests to greet. I love to put fresh sheets on the beds and lay out clean towels. To fill a fruit bowl and to leave a bottle of wine in the fridge for travelers to enjoy. In the last 2 months I have had guests from Spain, Belgium, Russia and Scotland. All lovely people - some young, some old, some with babies who love that I have a porta-crib for them to use. These are people who could not afford to come here if they did not share my home. and, while they are not paying for expensive accommodations, they are eating out in our local restaurants, shopping in our local stores and bringing money into our neighborhood.

I am in agreement that Airbnb hosts will be required to pay the Transient Occupancy Tax. If this money is collected and earmarked to be used to build affordable housing that would make much more affordable housing available. This tax could be collected in a straight forward collection process such as Airbnb does in other cities.

I do not agree with the limitation of HomeSharing to 90 days per calendar year. What is the reason for this limitation? It seems arbitrary and unreasonable. Home Sharing provides an income for me, who else is limited by ordinance as to how much income they are allowed to generate? I feel that I have worked really hard to buy and keep my property, after all, this is America, where hard work pays off and we have to freedom to enjoy the fruits of our labors.

In that same vein, I believe it is an infringement of my privacy to have to

register as a home sharing host. I am just sharing my home, I do not see the reason for such stringent requirements such as keeping records for 2 years and having the registration numbers published.

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

sincerely, Rachel Davis



Sharon Dickinson <sharon.dickinson@lacity.org>

re proposed ordinance on short-term rentals in Los Angeles

1 message

Tanya Frank <tanfrank@me.com>

Thu, May 26, 2016 at 5:55 PM

To: matthew.glesne@lacity.org, councilmember.ofarrell@lacity.org, sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Cc: cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, mayor.garcetti@lacity.org

May 26, 2016

Council File # 14-1635-S2

Planning Commission File # 2016-1243-CA

Dear Legislators,

I would like to express my concern regarding the draft ordinance on short-term rentals in Los Angeles. Should I be restricted to the proposed legislation of a 90-day limit on hosting and limited to renting out just one bedroom, I would be forced to sell my home. This property has been in my family since 1962 and it would be heartbreaking to all concerned to have to relocate. As an immigrant and an older woman, finding employment that would pay sufficiently for a full time caregiver for my disabled son would be extremely difficult.

I am a mother of two, and I have been renting out my sole residence in the Hollywood Hills for more than two years. This was not a decision that I entertained lightly, the property needed a lot of work in order to bring it up to code and make it fit for a short term rental property.

As well as beautifying the space, I make sure that I attract guests with good standing and great reviews from past stays with other hosts.

My accommodation has brought holiday-makers, business people, family members visiting their loved ones, and local folks having a staycation. The one thing that all my guests have in common is their responsible nature and their desire to spend money in the local community. They frequent restaurants, bars, local stores and entertainment venues. They have told me time and again how they would not be able to afford to stay in a hotel especially during the times when there is an event on in town that pushes the price up to sometimes three or four times the normal cost.

But perhaps my greatest benefit of home-sharing is the fact that I am able to remain at home with my youngest son who has a chronic disability. I can advocate for him, take him to his appointments, and afford some therapies we could just not afford otherwise.

I implore you to consider my situation, and that of many other home-sharers in Los Angeles. I pay my transient occupancy taxes to the city promptly and consistently, and keep up with my personal income tax too. Livelihoods such as mine are valid and crucial to the economic infrastructure of the city, and bring about a vibrant diversity in the visiting demography.

I look forward to being able to continue to host without unreasonable restrictions placed upon me. I support fair legislation that would allow me to preserve my independence and my means to take care of my family.

Sincerely,

Tanya Frank



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2, Venice Resident Comments

1 message

Julia Lee <julia.eve.lee@gmail.com>

Thu, May 26, 2016 at 6:42 PM

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

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

RE: Council file number: CF#14-1635-S2 + Planning Commission file number: CPC-2016-1243-CA

Dear Mayor Garretti, Council Member Bonin, Planning Commission, and Planning Department,

I support thoughtful City regulation on short-term stays like airbnb. As a 36 year resident of Los Angeles, 29 of the time in Venice, I pride myself on providing an important service to our neighborhood by hosting guests from around the world through airbnb. The income has enabled me to continue to live in Venice despite increasing family expenses. I know you have received a lot of comments about not limiting home sharing to only 90 days per year (and I do encourage you to eliminate any ceiling on days), so my comments are focused on two areas: registration and fines.

Regarding the registration process it really needs to be simple and streamlined- like one-stop shopping. I worry about the bureaucracy the proposed ordinance will create having to interface with two departments, one for the Transient Occupancy Registration Certificate and another for Registration. Also, registration renewal should be expanded to more than 2 years since many hosts like me plan to continue for years to come.

As proposed the fines are truly exorbitant. They don't reflect the reality that hosts like myself are homeowners, not corporations. We could make a mistake and then be held to such excessive fines? There should be fines but I don't think the City should aim to come after upstanding neighbors and homeowners like me. We aren't the bad guys. And as I don't agree with the 90 day limit the fines proposed need to be reconsidered.

Thank you for considering my input.

Sincerely,

Julia Lee

851 Venezia Ave., Venice, CA

May 27, 2016

To Our Distinguished Officials,

THANK YOU for taking the time to provide the hearings and in reading this letter.

Let me introduce myself:

I am a single mom and home owner in Venice, CA. I am also proud to be an Airbnb host. Over the past three years I have been able to supplement my income as a small business owner by hosting domestic and international travelers from every corner of the world in my home, in two spare bedrooms. In addition to receiving financial benefit, our family has received great personal enrichment by hosting these unique and wonderful guests. My children have experienced sharing their home with people from Japan, Korea, France, Germany, China, Australia, as well as a dozen other countries. At a young age they have a sense of being an integral part of a world community; without ever having had to leave home, or miss a day of school!

One may ask "Aren't you afraid of having strangers in your home?"

Even being a single mom with two young teens, I am never concerned about this. On the contrary; our guests could not be more polite, respectful and quiet. We welcome them into our family as part of the family and more often than not we become fast friends. Indeed, welcoming travelers into a family home is an age old practice, and we are honored to be participating in this tradition in 21st century America. In this world of 'cyber business' and 'virtual acquaintances' it is somewhat of a "sacred privilege" to be personally connected to people who would otherwise be strangers. There is a real sense of humanity in our lives as we are with people from walks of life on a regular basis.

"Won't home sharing hurt the hotel business?"

It is crucial to point out that the type of guests who travel this way are a NEW market of travelers. This is a class of people who would not normally be able to travel due to the high costs of doing so. Families with children, young couples, and retirees are finally able to visit our fair city. With the opening of home sharing more people from ALL walks of life can now afford to travel. When I had a problem with one of my rooms and needed to find a hotel for my guests to stay in, it was very difficult to find a vacant room for them in a hotel. This proves that hotels are NOT suffering due to Airbnb. We finally did find a room available and in this case, the hotel benefitted by the hosting activity.

"What about the shortage of housing for L.A. residents?"

My private home was never available on the L.A. housing market nor would it be in the future. What I have are spare rooms in my house that I feel comfortable having guests share our home

and be with us, that I would not be comfortable with renting to a long term tenant. Hosting a guest is a unique experience for both the guest and the host and very unlike having a tenant.

“What other benefits could this provide?”

If home sharing were to disappear a large sector of our service community; including professional cleaners, photographers, gardeners, restaurants, coffee shops, theaters attractions, local businesses, and handymen, would be adversely affected. I assert that this is a growing market and will only get more and more vibrant as more people become aware of this way of travel. With the support of people like yourselves this market sector surely will flourish, enriching our city and employing hundreds more in local businesses and service industries.

Regarding the proposed ordinances:

The proposed ordinance as it stands would seriously hamper and possibly destroy the home sharing community; hosts and guests alike.

Item (2)(f) and (d)(6)

I currently have two spare rooms that are often used as guest rooms in my home. With two modest rooms I am able to keep the bills paid and keep up with the ever demanding expenses of being a single working mom with two pre-teens in the city of Los Angeles. Last fall, my kids and I took a vacation to visit my family overseas and had a guest family stay in our entire home- which appears as a third listing for the same address. Our vacation budget depended solely on the ability to earn while away as the income from this allowed us to offset our expenses. Without this arrangement and the ability to have the addition listing, my kids and I would not have the finances to make this trip.

Item (d)(3)

The 90 day limit is too restrictive and excludes most home owners from participating in home sharing. A severe restriction like this would seriously hamper my ability to support my family and would more than likely kill my business.

Regulating short-term rentals; providing a framework of qualifying guidelines, good neighbor practices, and safeguards for hosts, are all supported. Creating viable solutions to help safeguard communities are also embraced by hosts. We simply ask that the the current ordinance proposal be modified. With careful revisions, short term rentals could well be A WIN-WIN FOR EVERYONE. We have seen this done successfully in other California cities like Rancho Mirage, Palm Desert, Palm Springs and so on...

In Conclusion;

The short-term rental business has existed harmoniously in our neighborhoods thus far. In the past three to four years LA's economy has become a robust one. I assert that Airbnb and the

home sharing activity has contributed to this. There is no way to measure the myriad of intangible benefits of home sharing.

Home Sharing continues to enrich the lives of many and it enables the people of Los Angeles to create a real-life (not a virtual) global community. In addition, allowing home sharing to thrive will drive a burgeoning 'guest' economy that will compliment our communities, increase revenue for our local businesses, keep our jobs intact, and enable all citizens of the world to experience a very human and REAL Los Angeles, California.

Please, re-consider the ordinance. There is no person in the city of Los Angeles who has not benefitted already or who will not benefit in the future from home sharing. Choose to empower the people of Los Angeles. Together we can create a world of understanding, peace, and compassion- for our city, for our children, and for generations to come.

I thank you for your time, for your listening, and for your thoughtful consideration.

Respectfully,

Angela Eren
Airbnb Host, Los Angeles, CA

Hello, I am Francisco Perez. Subject-CF#14-1635-S2

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

I am an AIRBNB host and I will like to share comments on how Airbnb helps me and my community. I also will like to voice my concerns. I am glad I have the opportunity to share with you why I use my home for Airbnb. I am interested in sharing my home to bring a different perspective in the community I live by bringing tourist to stay with me in south LA. I feel that I am helping change the stigma that the area has in the minds of the general public. I have being involved in my community for the last 20 years. Airbnb helps me bring humans together to show a better Los Angeles, one which is not full of crime and drugs. I also will like to say that most people that come to see LA on Airbnb is because there budget is low and can't pay hotels, but make an effort to share with us and visit with an open mind. This has also help my block because they spend money in the local stores and share with experiences about their countries of origin with the locals. I totally support some of the changes but I also feel that the following items would harm us instead of helping.

The item of greatest concern to me is Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year. What is the reason for this limitation? It seems arbitrary an unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015. My guest house was rented for 126 nights in 2015 - these rentals provided essential income for my family which has allowed us to continue paying our mortgage and stay in our home. Because my son's care makes me unable to hold a full-time job for the time-being, being an Airbnb host has become my job and I take it very seriously. The 90-day limitation seems to unfairly discriminate against people like me for whom home home-sharing is our business. A hotel does not have to limit their rentals to 90 days, why does a home-sharing host have to? Especially if a host is in compliance with ALL other requirements of the ordinance there should be no limitation. If a host ensures that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, there should be no limitation on the number of days permitted to home share. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue.

Guests who stay in my guest house have informed me that they would not otherwise be able to travel to LA were it not for affordable rentals on Airbnb. Home-sharing allows low-budget tourists to bring their tourism dollars to Los Angeles - funds that would otherwise be lost to more affordable travel destinations.

The second item that concerns me Item #5 under Section D - Prohibitions: No person shall offer or engage in Home-Sharing in any part of the property not approved for residential occupancy, including but not limited to a vehicle parked on the property, a storage shed, recreation room, trailer or garage or any temporary structure like a tent. Although this issue does not apply to my personal situation, I think it is an unfair limitation. If a person wants to rent their RV and there is demand for such a rental, and the Host is otherwise in compliance with ALL the standards of the ordinance, then there should be no reason to restrict this type of rental. Please re-consider this limitation. Thank you very much for taking the time to consider my comments. I greatly appreciate the opportunity to contribute.

Sincerely,

Francisco Perez

Heidi Mylo
Venice, CA 90291
310-995-9517
heidi.mylo@gmail.com

CF#14-1635-S2
CPC-2016-1243-CA
May 25th, 2016

Dear Mr. Bonin;

Throwing the baby out with the bathwater is not the solution to the housing crisis and short term rental is not your culprit. Gentrification, tourism and the lack of government sponsored low income housing is to blame. There are also abusers of the short term rental system. These big corporations that buy up apartment buildings and convert the apartments to short term housing like a hotel should be stopped.

We have not taken jobs from hotel workers and have in fact created higher paying jobs of \$20-25 per hour for housekeepers that have quite their minimum wage jobs at hotels. If the hotels were really losing money by charging between \$250-500 per room per night then they would not be building more hotels and charging these high rates. Short term housing has allowed the middle class families to travel that would otherwise not be able to afford a hotel room in Los Angeles for these rates. Short term housing has brought an influx of tourism and if cut off will hurt our local merchants.

I want regulation and regulation needs to be addressed. We need to stop the abusers but allow the ma and pa's to go on. I believe the 90 day a year cap would ruin these little guys and the big abusers would figure out a way to get around them by doing bookings from overseas. The fines are too high and probably cannot be enforced unless you as a government create a very expensive agency.

Gentrification has already happened in most neighborhoods. Your rent control housing is being bought, torn down and rebuilt without rent control. The government cannot stop it apparently so it will continue and spread.

My suggestions for regulations:

1. Limit the short term housing to only the people who live on the residence and not the number of rooms or grannie houses in the back. This would cut out the abusers and insure that the neighbors will not be disturbed.
2. Allow online registration of the units with companies such as airbnb so they can collect the taxes and report the abuses. This would cut down on creating an expensive large agency. These companies would follow the rules because not to do so would be fined and they would lose their business.
3. Take the money made from the taxes and build low income housing. We are talking 50 million a year to build low income housing that will never be taken away from developers.

Thank you for your time. I hope you do the right thing and not try to stop a moving train but instead divert the momentum in a new direction.

Sincerely,

Heidi Mylo



Sharon Dickinson <sharon.dickinson@lacity.org>

Re: Home Sharing and Council file number CF#14-1635-S2

1 message

david joyce <davidjoyce123@icloud.com>

Fri, May 27, 2016 at 10:20 PM

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

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

Re: council file number CF#14-1635-S2 and planning commission file number: CPC-2016-1243-CA

I greatly appreciate receiving this draft ordinance. My name is David Joyce, and I'm an Airbnb host. I would like to respectfully submit a few comments on the draft ordinance.

I would like to start out by saying that I am very excited that an ordinance has been drafted - 1 (and many Airbnb hosts) are very eager for regulation to begin and for us to have clear rules to abide by. Overall I feel that the ordinance has a number of excellent items included such as the requirement to register as a home-sharing host, as well as the "Host Requirements" listed under Section E. I am also glad that all Airbnb hosts will be required to pay the Transient Occupancy Tax. This makes sense to me.

However, there are a couple items that deeply concern me.

Here is my story, as an Airbnb host:

I am a musician living in Reseda, California, and although I'm the head of a Vocal Department at a Pasadena college, I also work outside of Los Angeles, and I travel to see my girlfriend/partner, who lives in Spain. She can't move here, due to custody issues (four children), and I work and live in Los Angeles. However, due to income from home-sharing, while I go visit her, I can afford to leave town for 1-3 months. Our relationship and new "family" are dependent on the income from this house-sharing, through Airbnb. I have met many friends and wonderful people through Airbnb, and it has been a huge benefit in my life. Dare I say, *an important source of income*.

There are a number of items on the Draft Ordinance that concern me:

Item #3 under Section D is of greatest concern to me. Prohibitions: the limitation of Home-Sharing to 90 days per calendar year. I don't see the validity nor the importance of this limitation. As I understand it, hotels in the city of Los Angeles have had record years, of late. Things are good for hotels, in fact. My home was rented for a period of about 50 days, and then for a few more weeks. The 90-day limitation seems quite unfair to me. Will you be imposing the 90 day minimum on hotels? or even a 7 day minimum?

We hosts ensure there are no nuisance violations, we will pay all taxes, and we provide a safe rental in compliance with all regulations of the ordinance, so why this limitation on the # of days permitted to home share? By imposing this limitation, the City of Los Angeles will lose money, from taxes on home-sharing. Too, many travelers ONLY travel to LA because it's possible to do so inexpensively, through such companies as Airbnb

I respectfully ask you to **please seriously re-consider the 90-day Home-Sharing limitation**. It would make it impossible for me to travel to visit my partner, and to home-share my place.

I very much appreciate your considering my comments.

David Joyce



Sharon Dickinson <sharon.dickinson@lacity.org>

Fwd: 11 Platform Cooperatives Creating a Real Sharing Economy

1 message

jrgposte@aol.com <jrgposte@aol.com>

Tue, May 24, 2016 at 8:54 AM

"As "death star platforms" such as Airbnb and Uber continue their pursuit of global domination, an alternative is rising in its wake."

Platform cooperatives, which share the value they create with the users they depend on, are on the rise. As Shareable co-founder Neal Gorenflo writes in *How Platform Co-ops Can Beat Death Stars Like Uber to Create a Real Sharing Economy*, "Platform coops combine a cooperative business structure with an online platform to deliver a real-world service."

Gorenflo asks, "What if Uber was owned and governed by its drivers? What if Airbnb was owned and governed by its hosts?" We don't have to wait to find out. A growing number of platform cooperatives are making their presence known on a global scale. Below are just 11 platform co-ops that are changing the way people organize, run businesses, create value, and share the wealth. There are many *more*.

SHAREABLE WEEKLY

11 platform cooperatives creating a real sharing economy

As "death star platforms" such as Airbnb and Uber continue their pursuit of global domination, an alternative is rising in its wake.

[Read more »](#)



> HOUSING

Eugene tiny house villages model innovative solutions to homelessness A nonprofit, self-managed community of low-cost tiny houses for people in need of housing, Opportunity Village has housed 90 people since 2013. [Read more »](#)

> CO-OPS

How to bootstrap a bossless organization in three easy steps “Doing meaningful work in a truly collaborative environment creates the deepest solidarity I’ve ever experienced.” [Read more »](#)

> ENTERPRISE

Superpublic: A new coworking space to connect public, private, and nonprofit sectors in San Francisco This kind of tangible, collaborative enterprise to address a city's pressing problems is the first of its kind in the U.S. [Read more »](#)

> HOW-TO

How to start a repair café Repair Cafés are not only great events to get your vacuum, waffle iron, or lawn mower fixed, but the very nature of their collaborative and community-oriented learning spirit contains the antidote to our modern day throw-away mentality. [Read more »](#)

Featured Events

Global Sharing Week Discover and participate in the sharing transformation, a movement that promotes the

sharing of community resources, cooperative enterprises, and other commons-based projects. [Read more »](#)

#MapJam If you missed hosting or participating in #MapJam in April, we invite you to join us during #GlobalSharingWeek — from June 5-11, for the second round. [Read more »](#)

Living the New Economy Oakland Convergence

Submit proposals for workshops, panel discussions, and interactive sessions on issues that matter the most to you. All applications are due by May 30. [Read more »](#)

Upcoming Events

Check out more events and post yours here.

#CoworkingWeek2016

May 23 (All day) to May 27 (All day)

The City We Want: Co-creating Resilient Cities with Young Innovators

May 31, 9:30 am

THINK Education, 46-52 Mountain St, Ultimo NSW 2007

Village Building Convergence 2016

June 3 (All day) to June 12 (All day)

2800 SE Harrison Street, Portland, OR 97214

Creatives Get Mutual Seminar: Business Models for the Creative Economy

June 5, 12:00 pm to 2:00 pm

Museum of Contemporary Art, Australia, Level 6 Terrace Entrance (Circular Quay West Side), Sydney NSW 2000

Open Source Circular Economy Days

June 9 (All day) to June 13 (All day)

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Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Linda Pearl <pearldot@gmail.com>

Tue, May 24, 2016 at 11:21 PM

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

My name is Linda Pearl, I live in Hollywood Heights and have owned my house for 30 years. I have been an airbnb host for 3 years.

I am currently an artist and recently retired production designer. I depend on my income from my AirBNB to help with home maintenance and to supplement my daughter's college tuition.

If the city imposes a ninety-day yearly rental restriction I will have to consider moving out of my home for financial reasons.

I rent a suite attached to my house. This unit would not be suitable for a long-term rental; it does not have a kitchen. Included is off street parking.

The house behind me has become an airbnb party house. I have had to call LAPD a number of times because of noise. A management company runs the property. I fully understand the objection to this type of short-term rental and would be pleased to see this type of listing terminated. My situation is completely different. My rental is posted as a "Quiet Oasis in the Middle of Hollywood. I direct guests to local restaurants and shopping that they would not ordinarily find on their own. I am often told that staying at my house was the high point of their trip to LA.

I enjoy hosting and meeting people from all over world and sharing experiences.

Thank you taking the time to read my letter.

Sincerely,

Linda Pearl



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Homesharing Ordinance CF14-1635-S2

1 message

Mark Ryavec <delphiassociates@ca.rr.com>

Tue, May 24, 2016 at 12:02 PM

Reply-To: delphiassociates@ca.rr.com

To: mayor.garcetti@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Cc: kevin.brunke@airbnb.com

Mr. Glesne:

Please allow me to amplify my one minute presentation to Planning Commission staff this morning.

As background I would like you to know that I'm a former legislative analyst in the Office of the Chief Legislative Analyst for the Los Angeles City Council and in that capacity I staffed both the Board of Grants Administration and Planning Committee. I also served as the chief deputy assessor for the County of Los Angeles. And I hold a Master's Degree from Occidental College in Urban Studies and am a graduate of the Coro Fellows Program.

I own a property at 453 Rialto Avenue in Venice, which was built in 1905. I have spent 27 years restoring this property. I've also remodeled the 1949 guesthouse that is behind the main house. I currently reside in the guesthouse.

I currently have the main house rented for \$9,000 a month to a family of four who were flooded out of their house in Santa Monica by a long overflowing toilet. While their house is being repaired they are staying in my front house for three months.

I would like the option of being able to rent the main house on a short-term basis due to the fact that there are few parties looking for rentals such as mine for long-term rental. I know because I have had it advertised for long-term rental for over a year with little interest.

My intent is to use the rent from the main house as my retirement income.

As I mentioned in my testimony, I found that the original Bonin/Wesson Motion struck more of a middle ground on this subject than that presented in the current proposal from your office.

I would recommend that the ordinance language be amended to permit year round short-term rentals for any duplex, including those under the RSO, as long as the owner lives in one of the units. And that as long as the owner declares that this is their primary residence that they be allowed year-long STR use for both units. In my case that would allow me to turn over my guest house to a rental company for a month or two for STR use while I travel.

If the concern is that this would divert affordable units in duplexes from long-term to STR use, set a rent ceiling of \$3,000 on the duplexes that would be allowed to rent as STRs. (Units renting at \$3,000 and above are hardly "affordable.")

I also would draw your attention to the fact that as planners you may be unfamiliar with the economic implications of what you have proposed.

In Venice we are finally seeing a renaissance of retail and restaurant activity and tourism. This is fueled by the disposable income from thousands of visitors who are staying in Venice less than 30 days, many in STRs.

I am told that the traditional hotels are largely all booked up and, as your department surely knows, previous proposals for new hotels have been thwarted by the opposition of residents and the City. If your highly restrictive 90 day language is adopted all of that disposable income will go to other municipalities that will accommodate

those visitors looking for a less expensive, home-like environment to rent as opposed to hotels.

The city should be careful not to kill the golden goose while it appropriately stops the re-proposing of large apartment buildings as hotels.

Thank you for your consideration of my thoughts on this matter.

Mark Ryavec

Sent from my Verizon Wireless 4G LTE smartphone

2 attachments



20140112_150054.jpg
2735K

 **delphiassociates.vcf**
1K



Etta Armstrong <etta.armstrong@lacity.org>

RE: Proposed Regulation of Vacation Rentals (file #CF-14-1635-S2)

1 message

Clifford J. Tasner <taztunes@adelphia.net>

Tue, May 24, 2016 at 1:28 PM

To: justin.wesson@lacity.org, councilmember.wesson@lacity.org

Cc: sharon.dickenson@lacity.org, etta.armstrong@lacity.org

Dear Justin,

I'm writing you about the proposed legislation to regulate Vacation Rentals in California.

Before my wife's father died in 2007, he put his North Hollywood bungalow in a trust for his children – specifically for my wife's mentally-ill sister, and her paraplegic brother, so that the house would be able to generate income to help pay for their care. We tried renting the house out to long-term tenants and had a series of unpleasant experiences, culminating in one tenant putting a marijuana grow room in the back bedroom of the house without our knowledge and burning down the roof and attic with his "custom" electrical wiring.

So after the long process of repairing the fire damage, we fixed the house up and furnished it and began to offer it for rent on vacation rental sites like airbnb. A lot of our guests are people in the film industry who come to LA for a few months to work during pilot season or participate in a summer internship at one of the studios. Also, dance students who want to attend one of the many nearby dance studios. These people want to live in a house with a kitchen for the several months that they're here, not a hotel.

When we don't have guests enjoying longer (over one month) stays, we rent the house out for shorter stays. We get a lot of international tourists, or sometimes family members visiting loved ones who live in apartments where there's not enough room for guests. For a little over \$100 a night, a family can enjoy all the amenities of a home.

We direct our guests to all the great restaurants in the NoHo area. We urge them to patronize the struggling North Hollywood Farmers Market. We turn them on to fun activities in LA and the Valley. They put money into the local economy, and we contribute to Los Angeles' tax base. Last year, based on the shorter stays at the house, we paid \$1992.34 in Transient Occupancy Taxes to Los Angeles City. We know the neighbors who live around the house and there hasn't been a single complaint from them about any of our guests.

This house has been a godsend to us. We don't know how my wife's schizophrenic sister would be able to get the care she needs to get through her days. Also, last year was a terrible year for me in terms of work. I am a composer and orchestrator in the film industry – the orchestration work represents the bulk of my income, and because of consolidation in my industry where one of the bigger music libraries has been poaching most of the work I used to count on, I was unemployed for all of 2015. Having this house to rent out allowed us to survive a very challenging economic time.

I recognize that a small percentage of the people who rent out properties using sites like airbnb and VRBO are bad actors. When someone buys a building and evicts the tenants and turns the building into a bunch of short-term vacation rentals, they're definitely hurting low-income housing stock. We met someone awhile back who owned 6 houses and rented all of them out, acting in a way that hurts our community. As a progressive political activist myself, I'm very sensitive to the need for low-income housing.

I also appreciate that many of our hotels are union hotels providing living wages for their employees. But I don't believe that someone who rents their extra bedroom out for \$35 so they can pay their bills to someone who can only afford the \$35 accommodation is that big a threat to the hotel industry. The only hotel nearby is not a Union hotel. We're bringing people to an area of the City underserved by tourists.

I am disappointed that airbnb didn't head off this drive for regulation at the pass by stipulating that its hosts be limited to only renting rooms in their own houses or one other house. That would have eliminated the bad actors who are exploiting the situation.

But the people who choose to rent out a room or two in their own houses are not doing so because it's fun to meet travelers from distant climes. Usually, they're doing it in order to survive a difficult economic situation. And the money they earn by giving up some of their privacy and working hard to accommodate strangers allows them to pay a mortgage, purchase health insurance or put that money right back in the local economy. These people would be hurt by the legislation that is being proposed. There shouldn't be a 90-day cap on how long you can rent out a room in the house you're living in.

I ask you to please consider modifying your legislation to remove this 90-day cap and also to allow people to rent one house they don't live in. If there is a 90 day cap, I suggest allowing the same 90 day cap to one house that is not the primary residence. In our case, those 90 days would allow us to get through the short periods between our longer-term guests.

Otherwise, we'd have to sell the property, as the expenses (taxes, utilities, maintenance, etc.) would not allow us an income that makes it worthwhile to maintain. The current interested parties in buying this house: investors who will tear it down and build a small apartment that won't have low-income units in it. The easy-to-use airbnb platform doesn't just serve short-term vacationers, it's how people who come to LA to work in film and TV for longer periods of time find their accommodations. If you remove the bad actors from the equation, you are left with thousands of Los Angelenos who are not struggling quite so hard to get by and are able to support local businesses and pay taxes to the our city.

Please contact me if there's anything I can do to contribute to a productive effort to regulate short-term vacation rentals in a way that won't be deleterious to so many of us who depend on this source of income.

Respectfully,

Clifford J. Tasner

(818) 309-6018



Etta Armstrong <etta.armstrong@lacity.org>

CF#14-1635-S2

1 message

Krizia Flores <krizia@kriziaflores.com>

Fri, May 20, 2016 at 7:21 PM

Reply-To: krizia@kriziaflores.com

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

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

Council file number: CF#14-1635-S2

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

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

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

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

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

Now - to address the items on the Draft Ordinance that concern me:

The item of greatest concern to me is Item #3 under Section D - Prohibitions: the limitation of HomeSharing to 90 days per calendar year

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

limitation. If a host ensures that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, there should be no limitation on the number of days permitted to home share. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue. Guests who stay in my guest house have informed me that they would not otherwise be able to travel to LA. Home-sharing allows low-budget tourists to bring their tourism dollars to Los Angeles - funds that would otherwise be lost to more affordable travel destinations.

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

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

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

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

Sincerely,

Krizia Flores

--
Krizia Flores
/// 818.359.5325
/// krizzo.vsc@co

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

CF#14-1635-S2

CPC-2016-1243-CA

May 20th 2016

To Whom It May Concern:

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

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

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

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

Thank you for your consideration.

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