



Jeffrey Guthrie
Senior Vice President and Chief Counsel
West Coast Programming

August 24, 2015

Jose Huizar
Chair, Planning and Land Use Management Committee
Councilmember.huizar@lacity.org

RE: Short Term Rentals

Dear Councilmember Huizar:

I own several properties in Venice that I am currently using as short term rentals. I pay occupancy taxes for each rental. I support STR for a variety of reasons but partly because it allows tourists with more modest means to visit Venice beach with their families. Hotel rooms are expensive in Santa Monica and Venice. Also, families appreciate having an apartment where they can stay together and have meals at home. I think it would be shame to outlaw them.

Sincerely,

Jeffrey A. Guthrie

Dear Los Angeles City Council,

I am staying, or have stayed, in Los Angeles through the use of a vacation rental during the following dates

8/27/2015 to 8/29/2015

I am personally concerned that you would be trying to ban this industry rather than to place fair regulations upon it. Because of my rental I was able to (check all that apply):

- Travel for business at a fair cost
- Travel for vacation at a fair cost
- Able to visit family I would normally not be able to visit
- Attend a city function I wouldn't have normally been able to attend
- Have more money to spend during my travels
- Visit Los Angeles for possible re-location

I did also book my rental with a company that has collected Transient Occupancy Tax and has remitted it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I was met at the door, I was asked to sign a rental agreement with all property rules, and I was notified of my rentals manager contact information (which was located in the building I am renting).

I do hope you will pass fair regulations for short-term rentals in this grand city.

Traveler Name Printed: Viola Major

Traveler Name Signed: [Signature]

Date Signed 8/27/2015

----- Additional Notes or Comments for City Council -----

Dear Los Angeles City Council,

I am staying, or have stayed, in Los Angeles through the use of a vacation rental during the following dates

8-29-2015 to 8-30-2015

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Traveler Name Printed: MICHAEL STAVIN

Traveler Name Signed: [Signature]

Date Signed 8/29/2015

----- Additional Notes or Comments for City Council -----

Dear Los Angeles City Council,

I am staying, or have stayed, in Los Angeles through the use of a vacation rental during the following dates
8/8/15 to 8/24/15

I am personally concerned that you would be trying to ban this industry rather than to place fair regulations upon it. Because of my rental I was able to (check all that apply):

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Traveler Name Printed: Sally Sandoval

Traveler Name Signed: [Signature]

Date Signed 8/28/2015

----- Additional Notes or Comments for City Council -----

This place rocks & these guys rock!

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Traveler Name Printed: Tonya Hatch

Traveler Name Signed: Tonya Hatch

Date Signed 8/29/15

----- Additional Notes or Comments for City Council -----

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Traveler Name Printed: Vivie Major

Traveler Name Signed: [Signature]

Date Signed 8/27/2015

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Traveler Name Printed: MICHAEL SLAVIN

Traveler Name Signed: *[Signature]*

Date Signed 8/29/2015

----- Additional Notes or Comments for City Council -----

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Traveler Name Signed: Tonya Hatch

Date Signed 8/29/15

----- Additional Notes or Comments for City Council -----

Add to Council files 14-1635 and 14-0539

I AM OPPOSED TO ALL FORMS OF SHORT TERM RENTALS IN RESIDENTIAL NEIGHBORHOODS

I SUPPORT LEGALIZING ROOM RENTALS IN RESIDENTIAL NEIGHBORHOODS FOR PERIODS IN EXCESS OF THIRTY DAYS.

August 24, 2015

Dear Council Member Huizar,

Council Member Bonin (and the Mayor) state that the tax revenue generated by the proposed ordinance permitting room rentals to visitors, for terms of one to several days, could ostensibly be used to develop affordable housing programs. Member Bonin characterized this scheme as "True Home Sharing." That description does not fit. Renting to visitors for three times the going rate to residents, and denying extra room rental opportunities to residents, is not "True" anything. Many residents looking for permanent housing can afford to rent a bedroom, but are having great difficulty finding them. There is no on-line service specifically providing this type of service. Room rentals are "technically illegal" in all zones. The Department of Finance has made no effort to tax them. It may be that home owners with spare bedrooms, or guest houses, are unwilling to rent to "roomers" due to the possibility of being finned, or having to fact acing significant legal expenses. However, the huge returns from Airbnb short term rentals are such that many are willing to hazard fines and legal expenses, considering them the cost of doing business.

Many permanent residents, including the elderly, short term evictees, and those looking for work, depend on room rentals for housing. This type of room renting, especially that provided gratuitously, is "True Home Sharing." Should the proposed ordinance be enacted, those who were lucky enough to find such opportunities, including some who depend on a friend's spare room, or couch, for housing, will be forced out in favor of Airbnb visitors. The proposed ordinance would take affordable housing (including the potential of additional housing from room rentals) from some residents, and presumably return it to others, with no net gain due to significant administrative overhead. A plan which would take away housing by taxing other housing, and using those taxes to replace what was taken away, is economically wasteful, and an imprudent use of taxpayer funds.

It would seem more prudent for the city to rather enact an ordinance permitting room rentals of more than 30 days to permanent residents. This could attract owners having extra rooms to rent them for reasonable rates, and would favor those with more modest residences. The Airbnb exception rewards those with the most valuable property with a commensurate prize, and attracts those who have the greatest motivation to cheat the system. There appears to be no good reason to turn over this potential housing resource to Airbnb. The city requires landlords to pay a tax on rental revenue. The city could use the additional revenue from room rentals to permanent residents for affordable housing programs, without losing such present and potential housing to Airbnb visitors.

Airbnb advertises under the "Motel" search term, hoping to capture guests from motels in commercial districts. The proposed ordinance legalizes the rental of rooms in residential neighborhoods, if the host is present some, or all of the time. That provision mirrors half the motels in the United States which have resident owner/operators. Few visitors will pass up the opportunity to forego staying at a motel in a commercial area, in favor of a room in a quiet residential neighborhood, close to the area they wish to

explore. In fairly short order, motels on commercial streets would become extinct. No one would wish to live next door to a motel. The city has no business gifting home owners who rent spare rooms via Airbnb, ostensibly to supplement their incomes, with wildly excessive returns, at the expense of residents seeking housing, or negatively affecting residential neighborhoods by relocating motels to residential neighborhoods when there are other viable alternatives to increasing city tax revenue.

The host resident exception, which Airbnb has crafted to maintain and grow its business, is aptly described as the "Uber Air Motel Exception" (short term room rentals by hosts present some or all of the time having six or less rentable bedrooms). Airbnb is intent upon creating thousands of such quasi hotel/motels in residential neighborhoods. Pursuant to this exception a traveler will be able to find rooms currently available for rent in homes in residential neighborhoods via an Uber type App. With the increase in numbers would come increased visitor traffic and vehicles which maintain and service many motel locations. Hotels and motels are not clustered on major thoroughfares by chance, and invariably have considerably more rooms than a typical single family home. They are located in commercial zones on major thoroughfares to insure that traffic flows satisfactorily, and to minimize the intrusion of traffic and disturbances into residential neighborhoods. This attempt by Airbnb to maintain and grow its revenue stream by turning single family homes and condominiums into motels must be rejected because it penalizes those trying to find affordable room rentals, and its host activities negatively impact the character of neighborhoods.

William V. Ballough

Playa Del Rey

Dear Mr. Williams:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I am retired and I and my husband own a second home near the beach in Los Angeles, and we depend on the income I generate from renting it to guests when we are not using it. The current proposal would make it illegal for us to rent out our own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. We have mostly families of 4 stay with us. These people are able to come to Los Angeles and spend money here that they otherwise would not be able to do with Westside hotels starting at \$500 a night for one room.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelino's in my position.

Sincerely,

Diane Duarte

A handwritten signature in black ink, appearing to read "Diane Duarte". The signature is fluid and cursive, with a large initial "D" and "D".

Letter: I Support Short Term Rentals!

Honorable Councilmembers:

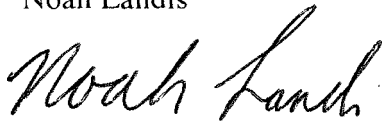
I live in a single-family residence and I rent out my spare room through an online vacation rental service. Renting this space has given me a critically needed source of supplementary income, and I'm writing to respectfully ask that you refrain from implementing any policy that would take that away.

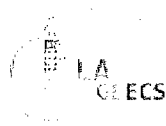
I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelenos needing a temporary place to stay while they wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – people who depend on short-term rental services to make the extra money they need when they fall on hard times or when their day jobs just aren't enough. Before you make a decision on how to regulate these short-term rental services in LA, I ask that you consider the enormous impact they've had on the quality of life for me, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you,

Noah Landis

A handwritten signature in black ink that reads "Noah Landis". The signature is written in a cursive, flowing style.



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: short term rentals

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Thu, Aug 27, 2015 at 2:55 PM

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Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
Ph. (213) 978-1080
Fax (213) 978-1040
sharon.dickinson@lacity.org



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

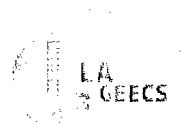
From: **Bader gmail** <bay291@gmail.com>
Date: Thu, Aug 27, 2015 at 2:47 PM
Subject: short term rentals
To: sharon.dickinson@lacity.org

To whom it may concerned,

I am a single mother working hard to support her family and not lose my home due to losses caused by the economic downturn starting back in 2008. I have attempted 6 times to refinance my home for a lower rate and even with a high credit score and equity my home I have been rejected every single time because I am self employed. Occasional short term rentals have been the only alternative to saving my home and supporting my kids without having to turn to the government for some sort of financial assistance. PLEASE, I implore you NOT to follow suit with Santa Monica and offer us a legal pathway to continue to responsibly rent my single family house when times get tough and lean.

Many thanks,

Elizabeth Howard



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: short term rentals

1 message

Sharon Gin <sharon.gin@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Thu, Aug 27, 2015 at 2:49 PM

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

From: **Bader gmail** <bay291@gmail.com>
Date: Thu, Aug 27, 2015 at 2:47 PM
Subject: short term rentals
To: sharon.gin@lacity.org

To whom it may concerned,

I am a single mother working hard to support her family and not lose my home due to losses caused by the economic downturn starting back in 2008. I have attempted 6 times to refinance my home for a lower rate and even with a high credit score and equity my home I have been rejected every single time because I am self employed. Occasional short term rentals have been the only alternative to saving my home and supporting my kids without having to turn to the government for some sort of financial assistance. PLEASE, I implore you NOT to follow suit with Santa Monica and offer us a legal pathway to continue to responsibly rent my single family house when times get tough and lean.

Many thanks,

Elizabeth Howard

--
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1068
Sharon.Gin@lacity.org



Sophie Davies

The Hair Parlor on 8th

5307 W 8th St.,
Los Angeles, Ca 90036
323-420-5307
info@thehairparloron8th.com

August 21, 2015

Dear Council Member,

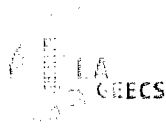
I am writing as a small business owner in Los Angeles, Ca off La Brea and 8th Street in the Miracle Mile. I would like to show my support and desire to keep Air B & B in effect in Los Angeles.

I find that they are a vital part of the economy resurgence in Los Angeles and a vital part of the local community with it's new bustling commerce. I get a lot of clients as a business owner through this network of productive and high end neighbors and I would hate to see this be unavailable.

Please help us support the Air B and B Network in Los Angeles.

Sincerely yours,

Sophie Davies



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: I support Short Term Rentals

1 message

Richard Williams <richard.williams@lacity.org>

Thu, Aug 27, 2015 at 2:21 PM

To: Betty Stevens <beachbaby@ca.rr.com>

Cc: Sharon Dickinson <sharon.dickinson@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

Dear Ms. Stevens,

Thank you for your attached written comments regarding Short-Term rentals. I am no longer assisting the Economic Development Committee (EDC), however, I am copying Sharon Dickinson, the legislative assistant for Planning and Land Use Management Committee and her assistant Etta Armstrong, as well as the EDC's new legislative assistant, Sharon Gin, on this e-mail. (The short-term rental matter falls under the jurisdiction of both committees.)

If you wish, you can e-mail your comments below directly to the Councilmembers on the committee(s):
<http://lacity.org/city-government/elected-official-offices/city-council/council-directory>

Or, if you would like your comments posted to the Council files on this matter, please provide Ms. Dickinson and/or Ms. Gin with the Council file numbers. Ms. Dickinson and Ms. Gin can be reached at their respective e-mail address above if you have any questions or need any additional information. Thank you.

--
 Richard Williams
 Council and Public Services
 Office of the City Clerk
 City of Los Angeles
 (213) 978-1071 direct line
 (213) 978-1079 fax
richard.williams@lacity.org

Legislative Assistant to:
 Los Angeles City Council's
 - Budget and Finance Committee
 - Rules, Elections, Intergovernmental Relations and Neighborhoods



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

From: **Betty Stevens** <beachbaby@ca.rr.com>

Date: Thu, Aug 27, 2015 at 12:52 PM

Subject: I support Short Term Rentals

To: richard.williams@lacity.org

Hi Richard: I feel this subject has not been adequately and fairly presented evenly from both sides. Most hosts are fearful of speaking out so the opposition has made their voices louder. Please consider our position. I have hundreds of letters from guests who have used "private" short term rentals and are adamantly opposed to staying in a hotel as an alternate to renting a private dwelling. Can we not make this work for EVERYONE? I

think we CAN have our cake and eat it too, NO?

SHORT TERM RENTALS = \$\$\$ for AFFORDABLE LONG TERM HOUSING! AND A NEW WATER SYSTEM! A “WIN-WIN” FOR EVERYONE!

Dear Council members: **PLEASE READ MY STORY BELOW**

I am a small property manager in LA, managing a small 4 unit building. I lost my former career a few years ago due to a changing economy and a serious illness in which I nearly took my life. When I took a job as a property manager a few years ago the owner was in foreclosure, under severe financial duress and sited by the city for dilapidated conditions. The neighbors complained because the building was an eyesore and it was drastically reducing the value of their property. After we were finally able to convince a suspected drug dealer in the building to move out the neighbors sighed with relief in the hopes there would be no more late night parties, drug addicted individuals hanging around the building and parking in our limited reserved parking places.

In order to generate enough revenue for the repairs and upgrades we converted his unit into a short-term rental. A year later we had enough funds saved up to finally begin renovations. Now, the building looks beautiful and it's peaceful and quiet and the long-term tenants and neighbors are thrilled. To add to this, many of the short-term renters use public transportation or a ride sharing service (in lieu of renting a car), come from later time zones so they are often asleep by 8pm, and always follow the strict noise rules so they don't risk losing their hefty security deposits. We have never had a single noise complaint and we now have an extra guest parking space! I have employed two housekeepers and a gardener with steady income and the local merchants in my neighborhood seem to be thriving once thanks to the dramatic increase in business. I have met people from every walk, race, culture and religion from every corner of the world. It has been a beautiful, profound, symbiotic experience for everyone from the neighbors, tenants, and staff, to the local merchants and guests. It's a win-win for everyone.

When I have questioned my short-term renters if they would or could stay in a hotel instead the answer is a resounding “NO!!” The cost would be prohibitive and the experience of meeting the locals and getting to *feel* like a local for a week just wouldn't be the same.

If home sharing disappears so too will a large chunk of tourists and all the tremendous amount of jobs and revenue generated by these people. Why would we destroy the very revenue stream we need to help the city grow?

I DO agree with the idea of regulating short-term rentals to create a better tax collection framework, and Good neighbor practices to make things less confusing for everyone. If every short-term rental in Los Angeles was taxed the 14% TOT tax we could generate approx \$14MM!! Imagine what the city could do with this money??? – From affordable, long term housing and a new water system to repaired streets, parks and an increased police force! **IT'S A WIN-WIN FOR EVERYONE! SHORT TERM RENTALS ARE THE SOLUTION TO THE CITY'S FINANCIAL CRISIS NOT THE CONTRIBUTOR!**

Of course, there are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. **But I DON'T agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.**

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This is this is ludacris!! In fact, the real irony is that I have had **more** issues with my long-term tenants who

feel they have all the rights in the world to disrupt the neighborhood and do what they want because they are protected by the laws that govern long-term renters. I feel **ALL renters** (regardless of their length of stay) should be **treated equally** with the same rights and responsibilities.

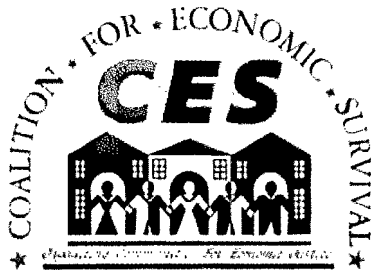
As a manager, I follow a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. Each renter is greeted upon their arrival and immediately educated on the house rules and safety measures (including fire extinguishers, water shut off valves, first aid kits, smoke and CM detectors and evacuation routes. Everything is clearly labeled and marked). I reside in the building next door and have a clear view of all units so I can monitor all activity day and night. I serve as an emergency contact, available by phone 24/7 so respond to any noise complaints by neighbors (should there be any); and I ensure that all property rules are known and adhered to by guests. **I feel this protocol should be a part of the “responsible legislation rules.**

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. **We know this kind of regulation can work, because we’ve seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs and so on...**

What we can’t afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for many many years. **We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.**

Thank you for hearing our opinion,

Betty Stevens



514 Shatto Place, Suite 270 ★ Los Angeles ★ California ★ 90020
Telephone: (213) 252-4411 ★ Fax: (213) 252-4422
Email: contactces@earthlink.net ★ Website: www.CESinAction.org

August 20, 2015

Keep Neighborhoods First!

Re: Council File #14-1635-S2, Short Term Rentals

Dear Friends:

On behalf of our over 5,000 Los Angeles area members, I am writing to express the Coalition For Economic Survival's strong support for your efforts to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Short term rentals pose a tremendous threat to our existing rent controlled affordable housing stock. If we are to successfully combat our affordable housing crisis, we must preserve our existing housing as well as produce new affordable units. Short term rentals undermine any attempts by the City to solve our housing crisis.

CES stands in full support of to efforts of Keep Neighborhoods First! to secure enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and the crafting of legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your leadership on this important issue.

Sincerely,

Larry Gross
Executive Director

The Honorable Mike Bonin
Mayor Garcetti
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin and Mayor Garcetti,

I live in North Hollywood and my work, as a bookkeeper, requires that I travel throughout the City of Los Angeles on a daily basis. My work takes me to Hollywood, Downtown, Bel Air, Brentwood, and as far west as Venice.

In the past two years, sadly, I have witnessed, first hand, the devastation in these neighborhoods resulting from the mass proliferation of short-term, rentals. Specifically, I've witnessed the loss of neighbors knowing and caring for each other – what used to be homes are now party houses or rogue hotels, with transients going in and out until all hours of the night without concern for the community – and the loss of the feeling safety and pride in every one of these neighborhoods because a transient population that has replaced long term residents.

It angers me to hear about the difficulty renters, especially local workers, are having in finding a place to live in these communities.

A longer-term worry – what will happen when the inevitable earthquake hits and true neighborhoods with long term residents no longer exist? There will be no neighbors left to support each other. What will happen as school enrollment continues to decrease in these communities because rogue commercial operators of transient lodging have replaced families with children?

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

I ask you all, Honorable Mayor and Councilmembers, how do you handle this problem on the street where you live and in your neighborhoods?

Thank you for your consideration.

Sincerely,
Anita Tolbert
11652 Margate Street
North Hollywood, CA 91601
ajoyt1@aol.com

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I have lived in the same apartment on Horizon in Venice for the past 18 years, and I love my neighborhood. I am very concerned about the rapid changes that have been happening recently, between the demolition of craftsman homes and the rise of soulless box buildings in their place; to the Mello Act evictions of long time renters; to the proliferation of short term rentals.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

As you may know, short term rentals are having a negative impact on the quality of life for my family and many of my neighbors. Since we successfully defeated the development at 1414 Main, they have been doing short term rentals in 202 Horizon, 208 Horizon, 1418 Main, and 1422 Main. This has had the result of a constant "party" atmosphere, non-stop traffic in and out at all hours on weeknights and a general feeling of transience on the block.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Rick Garvey
234 Horizon Avenue #5, Venice, CA 90291

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Kristi Foley. My partner and I own a property at 11 Buccaneer, where we have lived since 2004. Before that I lived in Venice and Marina del Rey at various locations, and have enjoyed living in this community for over 25 years. I am a television producer, and Leon is a television director. We are both working professionals who love our home and our neighborhood. We enjoy the casual atmosphere and the ability to relax and unwind, especially after an extremely hard day's work. We have four children who live with their mother in Valencia, but spend 1-2 weekends per month with us. We also have two dogs.

I am writing to urge you to quickly take action to curb the short -term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

We are owners in the 3 unit building at 11 Buccaneer. Two years ago, the building next door terminated the lease with a long term tenant, and converted to an AIRBNB. Since then, short term renters show up in the middle of the night to "check in" and proceeding to stay up until 2 or 3 in the morning, sitting out on their decks drinking, listening to music, often arguing, and overall causing way too much noise for a weeknight. When the unit is occupied, it is often difficult to sleep due to the noise. We have frequently had to move to the guest bedroom, wear earplugs, and take sleeping pills in order to get to sleep. In the past month, a venture capitalist purchased the back unit in our building, and converted this to an AIRBNB as well. So we are now surrounded on three sides by short term rentals. What used to be a quiet, family friendly neighborhood has now essentially become a hotel zone. Our home is our sanctuary, but it has now become a cross between a fraternity party and Disneyland. The long term neighbors that used to occupy these rentals have had to move elsewhere because they cannot afford the short term rental pricing. The short term occupants are more often than not there for vacation, and because of this, their schedules are very different than ours, with late night parties and extreme noise levels. Even though I have been told that short term rentals in an R3 zone are either not legal, or must be a minimum of 30 days, there seems to be no recourse for those of us who are losing our peaceful, quiet community, and the quality of life that we have worked hard to enjoy.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Kristi Foley & Leon Knoles
11 Buccaneer Street, Unit 1
Marina del Rey, CA 90292

The Honorable Gil Cedillo
Los Angeles City Hall
200 North Spring Street, Room 460
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Gil Cedillo,

I am writing to you as a concerned Los Angeles resident about the proliferation of short-term rentals, and how that is negatively affecting our city's limited housing stock. As the numbers of short-term rentals increase in Los Angeles, we are seeing more and more RSO and affordable housing taken off the market and converted to short-term rental units that are advertised on such websites as AirBnB and VRBO. Los Angeles landlords in rent-controlled buildings have been pressuring residents to leave, so they can profit from turning the newly vacant space into illegal hotel rooms for short-term rentals. This is exacerbating a housing shortage that is already one of the worst in the nation.

In popular neighborhoods such as Venice, Silver Lake, Hollywood and Echo Park – where low vacancies rule and rents already squeeze people out – families are being evicted from their homes so that they can be turned into short-term rental units. Unfortunately, we are going to see more and more of this behavior as commercial investors buy up and stockpile rental properties to get a piece of the action. For example, a report from Beyond Pricing recently stated that in census tracts along Venice Beach and Abbott-Kinney Boulevard, AirBnB listings accounted for 6-7% of all housing units. That is ten times the countywide average. Moreover, a report by the Los Angeles Alliance for a New Economy featured this staggering figure - the 7,316 units taken off the rental market by AirBnB is equivalent to seven years of affordable housing construction in Los Angeles.

Although some listed units are true home-sharing situations where homes are rented out to vacationers only occasionally, the commercialization of the short-term rental industry is making it easier for properties to be listed as full-time year-round vacation rentals – i.e., these units are permanently taken off of Los Angeles's housing market. Whole homes and entire apartments that could be rented to people that live, work, and contribute to L.A.'s economy are being rented to partying vacationers that have no investment in the community.

As Chairman of the city's Housing Committee, please enforce existing city rules that prohibit short-term rentals and protect our city's precious housing stock.

Sincerely,

Kelly Adams

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Angela Durrant and I live on Topsail Mall in the Silver Strand area of Marina del Rey.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

One of the neighboring houses, right near where I live has been turned over to a short term rental. The owner does not live on the premises. It is like living next to a mini hotel with transient people coming and going all the time. This has really impacted our quality of life. We have worked hard to build a community in the Silver Strand and feel a loss in addition to the nuisance, noise, parking problems etc that we experience. I feel unsafe because we do not know who is coming in there at any hour of the day or night. Please protect us from the negative impacts of short-term rentals. These mini hotels are businesses after all and should not be in residential areas.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Angela Durrant

117 Topsail Mall, Marina del Rey

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Bill Wilson and I live in Silver Lake. In 2000 I moved from R-2 Westwood to an R-1 neighborhood here to get away from rentals – both long and short-term. It was my understanding that R-1 mean “single-family-residences” only.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Despite the R-1 zoning, many Silver Lake neighbors are doing STR’s through Air B’n’B. The constant turn-over of renters and their vehicles where parking is a very limited is a problem. But my objection is more fundamental: “short-term rental hotels are illegal in R-1. Period. The problem is that the standard for enforcement is impossible: a city rep from Building and Safety must actually catch the homeowner with a renter in the home. TYhis is like enforcing anti-prostitutions statutes – but only if you can the john and the hooker “in the act?” Get real. Rooms and houses are listed online; seriously, how difficult is it to digitally track that info? *Not* doing that means the city isn’t serious about enforcement.

This is a mockery of zoning regulation. Why bother? Why not just let anyone who wants to open a restaurant or a bar in any and every neighborhood – fine as long as LA collects tax revenue from those business, right? Wrong! I resent paying high annual R1 neighborhood property taxes to live here -- *by the year*, when anybody with a credit card and an app can rent here -- *by the day*. That’s BS. But why do I bother? Frankly, I think the fix is in – Mayor Garcetti (and Council Members) are gonna take election contributions from the likes of Air B’n’B -- in exchange for “legitimizing” their illegal hotels – by collecting “hotel taxes.” Brilliant! Gee, thanks so much, everyone.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Bill Wilson
3016 Silver Lea Terrace
Los Angeles, CA 90039

August 13, 2015

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My Name is David Eisner and my wife and I have lived at 121 Topsail Mall in Marina del Rey for 22 years. We specifically selected the Marina area to enjoy the benefits of life close to the Beach without the tight density, street crime and other issues frequently associated with beach living.

In the last few years, much has changed in our neighborhood – some good, some not so good. That’s inevitable in a dynamic city like Los Angeles. But one recent phenomena – short term rentals – offers no upside and the huge downside of hurting the basic fabric of residential neighborhoods that is vital to local safety, upkeep, and comfort. I have personally seen the negative effect of short term rentals from just one property adjacent to my home where transient occupants ignore all standards of reasonable behavior and continually disrupt our peaceful living. In addition, the sketchy nature of some of these temporary renters has led to safety concerns for our local area.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

David A. Eisner
121 Topsail Mall
Marina del Rey, CA 90292

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin:

My name is Nora Nicosia. We built our house in the Silver Strand in 1988 and have loved the community. We supported your election to the Council.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhood. Why can you not support the kind of strict enforcement of prohibiting short term rentals similar to the new laws in Santa Monica?

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely

Nora Nicosia.....134 Spinnaker Mall, Marina Del Rey, CA 90292

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

As a retired CalPERS public works facilities project manager, with a Carnegie Mellon University architecture degree, living in the same unit in the historical Ellison Apartments on Venice Beach for 40 years, I have been treated like a newbie under the pretense that the world of codes and regs is the Wild West and uncharted territory in the Internet age. Whether it be the District 11 office, Building & Safety, LAHD, or Mike Feuer City Attorney, I am expected to disregard my experience with city, state, EPA, Coastal Commission, and South Coast Air Quality Mgm't District regs as well as common sense. This is all the new economy? No, this is not the city's first time at the hostel rodeo. We were assaulted with hostel units in RSO buildings in the late 1980s. City Council helped us then. But that was before the internet and "Silicon Beach".

Silicon Beach? The city can't really give or receive information online. How many 58-unit RSO apt buildings like the Ellison are in Venice? How many units have been turned into short-term rentals? Don't expect "Silicon Beach" to give any online data. Need help from DOT?; "It's a big city we can't be everywhere." Need LAPD help?; "Where is Venice Beach?" "Why don't you move?"

I was here when the Ellison was put into the REAP Program in the 80s, and we are still paying for 1997-93 seismic pass throughs (with 5% annual increase to all pass thrus rolled into the base rent, though the LAHD rules state 16 years is the limit on pass thrus and does not anticipate the 5% annual increase in the pass thru). We pay monthly code enforcement fees and annual housing registration fees but LAHD and B&S no longer wish a trip to the beach. In December LAHD was forced by me to actually cite the owner for no heat during the 2014/2015 New Year record lows after years of refusing to cite for the same heating deficiency. Still the inspector refused to go to the central steam boiler room which is open to the public. He also refused to talk with 5 other tenants I had lined up to speak to him about no heat, saying I was the one who complained and only my apt # is on the "confidential" citation complaint. There are bootleg units, bootleg kitchen remodels, bootleg sun deck, bootleg commercial laundry as well as fire exit violations but LAHD says its hands are tied and Feuer referred my letter to him to LAHD with no action by anyone.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

One could only hope that all the city officials hesitating with regards to STRs could be awakened to open their door to see strangers staring at them as they roll their bags in and out at all hours. Security? Not much when guests yell the gate code down the 5 story open courtyard to the front gate. Neighborhood? What neighborhood when the Knickerbocker becomes Su Casa Venice STR and The Biltmore becomes

August 12, 2015

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I been a homeowner in Venice for 30 years, living on a quiet residential street in the Silver Triangle. I am writing to urge you to take action quickly to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods. The quiet street I live on has been negatively affected by the explosion of residences converted to short-term rentals in the Venice community. The problem would be alleviated if the zoning regulations for R-1 residential districts were enforced to not allow homeowners to turn their homes into short-term motel-style rentals in R-1 zoned neighborhoods.

Until recently, one of my neighbors was renting her house out, via Airbnb and other on-line resources, to tourists who wanted a party house. In the years prior to 2013, she had occasionally rented out a room in her house, while she continued to live there. This occasional rental, while she remained resident in the house, did not cause problems. However, once Airbnb and other on-line home rental sites took off and became a continual source of new customers and income for her, my neighbor rarely stayed in the house due to all the business she got. I never knew if I was going to be awakened in the middle of the night by noise and billows of cigarette and marijuana smoke drifting into my bedroom from the party in the house next door. Nor did I know if the groups of strangers carrying stuff into and out of the house next door were a security risk or not. I would find beer cans, broken glass, and bottles filled with urine in my yard, on the sidewalk and in the street outside of my house.

At first, I tried addressing the issue with the Dept. of Building and Safety. That went nowhere, as LADBS is really not equipped to deal with the kind of violation Airbnb represents. I also called my neighbor's home phone when I was awakened by noise, but it was not answered (because she wasn't there and her customers didn't answer it). Eventually, I started keeping the phone number of the police within easy reach of my bed and called the police numerous times in the middle of the night. Eventually, I managed to find my neighbor's cell phone number in an online search, and I would call her as well. After I called her in the middle of the night several times, she told me 'this' was getting to be too much, and she was going to rent her house out long-term. She eventually did so, and my long nightmare was over: I was relieved of the anxiety I experienced every time I saw new groups of people entering my neighbor's house, worrying if I was going to have my sleep disrupted and my property messed with, due to the Airbnb rentals.

An important aspect has been drowned out in all the short-term rental advocacy that trumpets the freedom to make use of one's home as one wishes, and the financial necessity to supplement one's income and pay the mortgage through short-term residential rentals. That aspect is that residential zoning laws exist to give homeowners freedom from the safety concerns and other disturbances that are part of commercial sectors, but have no place in residential zones.

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short-Term Rentals

Dear Councilmember Bonin,

My name is Alex Frank. I've lived at 17 Buccaneer St. for eight years. I am an easygoing guy and I work as a therapist.

My landlord converted the upstairs unit of my house into a short-term vacation rental about 2-3 years ago. It has been the worst experience of my life.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

My quality of life has been absolutely destroyed by the short-term rental activity. I cannot sleep. I cannot work. I cannot function normally. While in graduate school, I was unable to study at home. For the first 18 months, I endured the hardship, hoping either the landlord would stop or that the city would crackdown on illegal vacation rentals. So far neither has happened.

I have discussed the matter several times directly with my landlord. He indicated no future plans to stop the illegal activity. Ergo, I have been staying at my girlfriend's house for the past 10 months. I do not want to give up my home. I've tried unsuccessfully to find someone to take over my lease. No one wants to live there because of the constant noise and short-term rental activity above.

Consequently, my roommate (female) is left alone and fears for her safety. A larger problem is that I am paying rent for a house I am unwilling to live in due to the vacation rental overhead. AND I am trying to help my girlfriend out with her rent and expenses, since I am basically living there. I am losing my shirt paying rent on two places.

I do not understand how this situation has gone on so very long. I have not spent a single night in my home since October of last year. That is a huge disappointment and a major financial hardship for me.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Mr. Alex Frank
17 Buccaneer St.
Marina del Rey, CA 90292

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

Let me introduce myself. My name is Mrs. Takemoto. In 1967, we first moved to Redesdale Ave. in the Silverlake community across from Dave Hyun's home before it was built. We moved around the corner to Landa St. which makes forty eight years here in this public school area where our children attended Ivanhoe, King and Marshall High. Why are we still here? We like the family dwelling composition a few short blocks from the commercial aspect of Los Angeles. Evenings are quiet and peaceful when we can refresh ourselves from city life. We were educators our entire lives, elementary school and college level teachers.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Over the years children have grown up on our street and moved on, movies have been filmed day and night, trucks have struggled up and down the hills, but the worse events have been the revolving door across the street with people coming and going. This car that one, loud voices at all hours, trash...just a downward trend of the beautiful fabric of a community loved by families wanting quiet and peaceful evenings to enjoy.

The worst of the worse has been, in my mind, the short term rental of the wonderful home built by David Hyun who designed and built the Little Tokyo mall between 1st and 2nd Street in Downtown Los Angeles. If LA City Council can't up the ante and prevent STRs from happening in R-1 zoned neighborhoods, where do we turn? We've had neighbors argue over this issue, turn away from each other, and really lose the cohesiveness of a well liked neighborhood. It shouldn't be happening. Zoning is real. Nobody can build differently here and that's another good reason why we have cared stay here. Talk is not good enough, act!

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Mrs. Cathy Takemoto
3209 Landa Street LA, CA 90039

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilman Bonin,

I read the motion you have put forth for the Department of Planning to come up with an ordinance to govern short-term rentals in Los Angeles which will require them to pay their taxes, obey the existing rules and keep our neighborhood housing stock stable. I appreciate this effort and I wrote you previously to tell you that.

What worries me about this effort now, is that the Department of Planning has a legacy of making ill-thought-out decisions which do not consider real-world conditions. It worries me that this opportunity can be wasted with a weak and somewhat disengaged ordinance which won't be structured to truly protect Venice's already devastated housing stock from the avaricious investor group. I know you are concerned as well about the rogue hotels we have operating now and the magnitude of the conversion of rent stabilized units into short-term rentals. Already, so many residents have been displaced by subtle and not so subtle pressure to vacate their stabilized units it is a borderline crisis situation. A couple of thousand units are already in the STR network.

There are so many gimmicks the determined can use to take over the rental stock we still have available and the professional operators are seriously wily. Already, I am hearing about using existing rentals as 'corporate housing' as a way to escape the Mello Act.

Planning needs to be focused on including the rules and regulations of the Mello into any ordinance that they propose to you for consideration and it needs to have real teeth if it is to be respected.

Whatever work product they put before you for review, I ask that you look at it from the eyes of the residents both from a neighborhood point of view and from the eyes of those wanting to rent a simple decent priced unit in Venice.

If the ordinance gives them 'outs,' a real chance to take back control from the very determined Airbnb's and their cohorts and put it back where it belongs--in our neighborhoods and with our residents could be lost.

Again, I thank you in advance for looking after this. I know you are very concerned about housing stability here and I probably don't even need to write you about my concerns but just in case, I lay my concerns before you for filing away until you give this your direct focus.,

Respectfully,
Elaine Spierer
Abbot Kinney Resident and retail landlord

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

August 18, 2015

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

As a lifelong resident of Los Angeles, I have seen the city grown beyond its capacity, both in people living and visiting our city. I have a very deep concern with the AirBnB people.

First is the safety issue. We have no idea whether a sexual predator is living next doors for a few days, because we have no safety system or background checks in place. We don't know if the person we see is a visitor or a potential burglar. As a member of the neighborhood watch program we look for people that don't belong.

Parking is an issue, as our block has gotten to the point where we are territorial about our driveway. The people that rent for a few days don't care, because there is no neighborly consideration. I can't tell you the times I have come home to find cars taking up to 3 feet of my driveway, or they pull into my driveway park while they "check in" with the hosting neighbor.

Then there are the loud parties that go on and the smell of Weed coming into my house. Medical, sure if that's what they say. Of course they wash the smoke down with a few beers and later we have them puking outside our house on the sidewalk. Yes that's the reason we bought a home, so we can witness it going down in value because now we live next to a cheap motel.

We bought our home in a residential area, and not in a commercial area. I know that the city just wants the revenue because when the sun sets its all about the money. But it's not, it's about the quality of life and the peace of mind we sought and were will to pay for when we bought our home in Mar Vista.

Don't be fooled by the homeowner saying they need the additional income to make the house note. If that's the case they should have not bought the home they can't afford. It's all about making money for them and nothing else matters. Not the neighbors, not the noise they make, not the lack of parking their guest create. They are very inconsiderate.

Save the statuary of our neighborhood by simply saying "NO" .

Thank you
Joe Santana
LA Resident for over 56 years.

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Karen Brodtkin. I've owned and lived at 803 Amoroso Place since January 1988. My walk street has been heavily impacted by short term rentals in the last 5 or so years,. I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

On my 800 block of Amoroso we have 5 air bnbs. Almost all the single story old houses that haven't been redeveloped are short term rentals. As best I can tell they are mainly vacant—no one regularly lives in them—when they are not rented. We've had people come by our house asking for help in locating the key to their rental; asking for info. All of these are business ventures not house shares. There's no sharing going on here. The owners of one of these houses evicted a tenant who was part of a network of young parents & kids in order to rent to a person who intended to use the house as a full-time air bnb and offered to pay a higher rent. As best I can tell the city has done everything to facilitate a set of business practices that have a real impact on neighborliness.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Karen Brodtkin

803 Amoroso Place

August 3, 2015

The Honorable Mike Bonin
200 N. Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My wife and I have lived in Silver Lake for over 15 years. We rent a cottage on a hill on the west side of the reservoir. Our neighborhood is mostly single family homes along with a small number of rentals.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Over a year ago, property investors purchased a single family home across the street from us and converted it into an STR, listing it as having twenty beds. After the first two day frat party at this STR disrupted life for everyone on our street day and night, we and our neighbors followed every proper procedure to shut down this STR. We alerted LADBS. We met with the police and our councilman's representatives. The City attorney's office got involved. Despite a year's worth of steady effort, we were unable to stop the illegal, disruptive, and sometimes dangerous activity on our street caused by this STR. The property is currently still rented as an illegal STR.

The STR owners retaliated against those in the neighborhood who made complaints. The owners filed false police reports, called LADBS to report nonexistent code violations, and even made verbal threats against neighbors. One neighbor whom they targeted had to pay thousands of dollars in legal fees to defend against a frivolous court action initiated by the STR owners. Eventually, neighbors had to install security cameras to prove that the STR owners' allegations were false.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Karl and Diana Hamann
1955 Redesdale Avenue
Los Angeles, CA 90039

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I am a home owner in the Presidents Row section of Venice, and last year became the Neighborhood Representative under the VNC for this area in Venice.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

When I bought my home in 2004, this was a quiet, peaceful neighborhood. Sorry to say it has changed with the flood of Short Term rentals in the neighborhood. My neighbor adjacent to my home, no longer lives here and rents his home (duplex) out on a weekly basis with a revolving door of guests coming and going. My right to peace and quiet enjoyment has been taken away while he rents his place out and travels abroad. He told me " if I have a problem call the cops or the city, but it is not his problem it is ours."

Not only is my peace and quiet been taken away, but if his guests had an accident and it impacted my property then he does not have the proper insurance to cover renting his home as a business.

Furthermore, if I was to sell my home, I would have to disclose the STR next door and impact of the constant noise during the months of March thru October. The value of my home would be reduced due to this illegal activity.

My adjacent neighbor is not the only one, there are several nearby, with another property almost directly to the rear of my property is another STR that creates both a parking issue between the properties and the additional noise of new guests.

Loss of a neighborhood feeling is also making a significant impact with a transient community coming in due to these illegal STR's. Manhattan Beach, West Hollywood, Santa Monica have all put their foot down, City of LA should follow suit and protect those who own homes here and pay a significant amount in property taxes to the city.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Mark Kanights
603 Boccaccio Ave
Venice Ca 90291

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

In 1980 my husband and I were 21 years old when we bought our home at 12426 Mitchell Ave. In the subsequent years we raised a family in this close knit block of neighbors. We were young homeowners working for General Telephone Company. My husband still works for the telephone company now called Verizon. I now work for the City of Santa Monica. We miss the past when the neighborhood was quiet and neighbors were tolerant, understanding, kind, helpful, considerate. We miss the days when we used to get together with our neighbors for dinner and block potlucks. Back then we as neighbors not only knew each other's names, and personal information, but we could even call our neighbors dogs, cats, turtles, birds by their names. Those were the days when we looked out for one another and knew immediately when someone new appeared on the block.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

All the elements that created a close knit neighborhood changed with AirBnB short-term rentals. Our neighbors on both sides of our home have AirBnB Boarders coming and going at all times of the day and night. We hear the constant noise of luggage wheels rolling on the sidewalk as strangers roll their luggage up and down the block-it sounds like an airport terminal. Taxis, Uber, and Lyft all arrive at different hours to drop off or pick up strangers standing on the sidewalk in front of our home. We no longer know who actually lives next door to us. This is alarming as we have no idea if these strangers have any background criminal past. Also, we cannot determine if there is a burglary in progress since we do not know who lives next door. Then there is the subject of no parking available to the actual homeowners because some of the AirBnB Boarders rent or lease cars which add to the stressful situation of trying to find parking on a street with limited parking. Gone is the quiet neighborhood and gone is the friendliness of neighbors who know each other. This is no longer a residential neighborhood fit to raise a family but rather a commercial business street with strangers who do not care about this neighborhood.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Sincerely,

Martha Santana
12426 Mitchell Ave
Los Angeles, CA 90066

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Tracy Aldridge. I live on 41 Dudley ave. Venice, CA. 90291. I moved here from Boston in 1998. I have loved living in Venice all this time. But unfortunately lately I have been feeling the push from landlords and neighbors who rent short term. I have a rent controlled apartment.

They are short term renting above me. A single apartment that my friend got evicted from and they are now getting as much as \$5,000. a month for a single apartment. It's crazy!! If I complain about anything they send me a threatening response. I just want my old quiet walk street back where we all knew each other and cared about the neighborhood.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I have new airbnb tenants above me every few days. They put hardwood floors and I have old windows so it is very loud now and like I said if I say anything I will be bullied by the apartment management. They are threatening to take parking away from people in order to give to the short term renters. It is unsafe to have all different people coming and going.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely

Tracy Aldridge

August 24, 2015

I SUPPORT SHORT TERM RENTALS

ADD TO COUNCIL FILES 14-1635 and 14-0539

Dear Council members,

I am a homeowner of a 4 plex in Los Angeles. I recently had a nightmare situation with a tenant. I rented to a couple and the husband was arrested by the SWAT team . He is in jail but I was left with the mentally ill wife , who made my life hell. Two of my "good" tenants moved out due to the situation. I was unable to evict my " nightmare" tenant because of rent control. I had recently finished cancer treatment and had not worked for over a year. My rental income had been reduced by the 2008 downturn . I was 2 months behind on the mortgage. In order not to lose my building and income, I decided to furnish the vacant apartments (I had furniture in storage for staging my listings) and rent them furnished long or short term. This saved me and my building. I have been very happy with the situation. My regular tenants are happy too. I run a tight ship in terms of noise, physical condition of the building, cleanliness etc. The neighbors have no complaints at all. I hope to continue with short term rentals, because I depend on the extra income.

Thank you for your consideration.

Cynthia S.

A handwritten signature in cursive script, appearing to read "Cynthia S.", written in black ink.

Letter: Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I am a property manager in West LA, managing more than 300 units. My company uses vacation rental services for some of our properties to help residents rent out their space when they are away on vacation, or find guests to share their rooms when they are home.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. Our company, for instance, follows a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. Our staff provides a tour of the unit, apartment and/or home to guests; we serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,



Jhannir Cobar

DENNIS F. MOSS
17141 NANCE ST.
ENCINO, CA 91316
(818) 784-9524

August 21, 2015

Re: Short Term rental Regulation

Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home in Hollywood, 2 bedrooms, 1 bath. It is about 1000 sq. ft. (stand alone, not part of an apartment building or condominium complex) Houses like it are selling for over \$750,000. It clearly wouldn't qualify as part of the affordable housing stock. If I could not rent it short term, it would rent long term for about \$3,000 a month. As I get closer to retirement age, I, and my family members that follow, will depend on the income generated from short term rentals of that house. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners and conglomerates from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please so long as the residents abide by the laws that all neighborhood residents have to abide by.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for accommodations like mine. People throughout the world love short-term rentals. The profile of my guests is typically parents or grandparents travelling with children, who want a common area to eat or watch TV, and a place to prepare at least some of their meals. They also utilize the small back yard. Hotels cannot offer the conveniences and privacy of a vacation home. Other guests have included cast members of travelling theatrical companies coming to Los Angeles, family members in town for a wedding who want to share a home, and business people who want the convenience of a common work space and kitchen, but do not want to share a bedroom. In this "new economy", people like me who provide an option loved by visitors, should not have our doors closed. I am confident, from my experience, if you were to shut down the opportunity to rent single family houses for short terms, many people would not include Los Angeles in their travel plans-- people who currently spend money at our shops, restaurants, tours, and attractions.

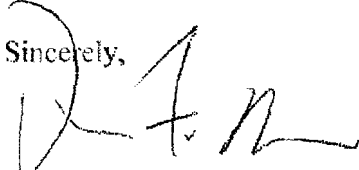
The cleaning crew I use depends on me and others like me for cleaning jobs every time someone leaves. Their income would be cut back significantly if draconian measures are taken to prevent owners of single family homes, or duplexes, from renting out their homes, or one unit in their duplex, on a short term basis.

Over many years, members of my family have often used short term rentals when travelling throughout the world. They have done so in London, Spain, Hawaii, Mexico City, Berlin, Prague, Budapest, Israel, Mammoth and Newport Beach. Our little house has hosted families from throughout the United States, Europe, Australia, the Middle East, China, Japan, and South America. Short term rentals are an international phenomena that is here to stay, that benefits visitors, hosts and local economies. It is an incomparable way to travel in which multi-generations can have the comforts of home, comforts that cannot be replicated in a hotel experience.

Again, I have no issue with sensible regulation of the short-term rental business. I am against the conversion of multi-unit apartment buildings into Short Term Rentals. However, Los Angeles needs to be smart about where the line is drawn, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly has the right to exist.

I strongly urge you to consider all of the consequences of the proposal before you. It's the 21st century. Los Angeles should embrace the opportunities this century's "new economy" affords in a manner that makes sense, that is sensitive to the needs for affordable housing, but does not punish those whose rental properties would never qualify as such.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. F. Moss', written over a large, faint circular watermark or stamp.

Dennis F. Moss

Please add to council files 14-1635 and 14-0593 - I support Short Term Rentals.

August 24, 2015

Eric Mueller
8581 Santa Monica Blvd. #69
Los Angeles, CA 90069
(323) 251-3742
eric@ericmueller.org

Hello Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

I own a second home in the City of Los Angeles, and I depend on the income I generate from renting it to guests. In addition, I collect the short-term rental tax (14%) and pay it monthly... last year I happily paid over \$7,500 in taxes to the City of Los Angeles. I also employ a housekeeper with two children, who depends on my job in order to pay her bills each month.

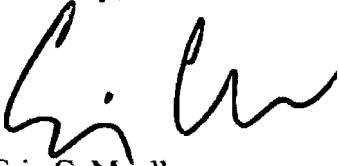
The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense. I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a second home, they should be able to rent that home as they please.

There is also a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be forced to choose between a large hotel and someone's primary residence. My renters are almost exclusively Australian and European families who want to enjoy Los Angeles "like a local" and appreciate the personal service and unique accommodations I provide.

Again, I have no issue with sensible regulation of the short-term rental business, nor with paying short-term rental taxes. But we need to be smart about where we draw the line so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric C. Mueller". The signature is fluid and cursive, with a large initial "E" and "M".

Eric C. Mueller

(323) 251-3742



Sharon Gin <sharon.gin@lacity.org>

In Support of Short Term Rentals , Add to council file 14-1635 and 14 -0539

1 message

Mark Galanty <xgalanty@juno.com>

Fri, Aug 21, 2015 at 2:33 PM

To: sharon.gin@lacity.org

Dear Ms. Sharon Gin:

I am writing in support of Short Term Rentals in the City of Los Angeles. Short term rentals have been a critical need for our family.

However, I do support strong penalties for owners who do not police and set boundaries for those short term renters. For example, noise, parking, and use beyond residential, and not occupying a house with more short term renters than appropriate for that house occupancy.

The following is why our family supports the option of Short Term Housing:

1) When our house had a slab water leak that required us to move out of the house for 25 days while they removed the mold and water damage, short term furnished house was the only way to keep us temporarily homeless. We are a family of 5 plus a dog, and we could not find a hotel or short term rental apartment building that could accommodate us during that emergency. Thankfully, VRBO allowed us to find short term furnished rental near our children's school.

2) Then when we painted our house, we moved into a Short term rental for 10 days, again we could not have done this work without that option.

3) My family could not travel or have the ability to located for short term if it was not for short term furnished rentals. We are a family of 5 (2 boys and 1 girl plus dog). It is too hard and affordable for us to travel in hotels. The short term rentals allow us enough bedrooms and a yard. We need kitchens, and we need parking.

Although we were short term, we were nice friendly neighbors. So it is insulting to discriminate against us because we lived there for a short time.

The banning of short term rentals is not where the energy should be placed by our laws, it is making sure the property owners and renters are responsible to their neighbors. Noise laws, etc. should be better enforced, not banning the use. Bad renters exist in short term and long term rentals.

There are several short term rentals in our neighborhood, and we welcome the visitors. We have made new friends with people around the world. Just recently we were treated to a homemade dinner from short term renters from Russia, and also from Senegal. We feel blessed we have an opportunity to meet interesting people visiting our neighborhood.

While we have not rented our house yet, we feel that we would like to have an opportunity to rent our house and travel. This is our hope when our kids graduate and we are seniors. House trade and or short term travel is one of the few ways we will be able to afford to travel in our senior years, which are not that far away. We hope the City of Los Angeles will not discriminate against property owners who want to rent less than 30 days, nor will you restrict our rights to homeowners. That the use still be restricted to its intended use of residential living, but not restrict the amount of days we can live at a property, nor if we can rent or receive some monies for renting out.

Thank you,

Mark Galanty
Venice, CA. 90272

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Sharon Gin <sharon.gin@lacity.org>

Add to council files 14-1635 and 14-0539 - I support Short Term Rentals.

1 message

Lingling Martin <lingling@komartin.com>
To: sharon.gin@lacity.org

Fri, Aug 21, 2015 at 3:57 PM

Letter: Before Acting, Consider Unintended Consequences

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large

hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Lingling

Letter: Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I am a sales manager for a property management company in Los Angeles, managing more than 75 units. My company uses vacation rental services for some of our properties to help residents rent out their space when they are away on vacation, or find guests to share their rooms when they are home.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. Our company, for instance, follows a rigorous safety and security protocol to ensure that the host, guest and neighbor are happy. Our staff provides a tour of the unit, apartment and/or home to guests; we serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Justin Hales

Re: Add to council files 14-1635 and 14-0593 - I support Short Term Rentals.

Honorable Councilmember:

My husband and I and our two children own a home in Los Angeles and rent the small back house through an online vacation rental service. Renting this space has given us a critically needed source of supplementary income, and I'm writing to respectfully ask that you refrain from implementing any policy that would take that away.

The income we receive from renting out our guest house has been nothing short of a lifeline for our family. My husband and I both experienced fairly significant reductions in our earnings after the 2008 financial crisis. We depleted all of our savings and for the first time, incurred credit card debt. We have now been renting the house for almost a year. It has allowed us to reduce our debt by almost 40%. We've also been able to put some money away for our daughter, who will be headed to college in just 4 years.

We have had quiet, respectful guests and not a single negative experience with any of our neighbors. We pay our TOT promptly every month and have sent our guests to all of the local restaurants, coffee shops, nail salons and other area businesses.

I know there are many others out there like us - people who depend on short-term rental services to make the extra money they need when they fall on hard times or when their day jobs just aren't enough. Before you make a decision on how to regulate these short-term rental services in LA, I ask that you consider the enormous impact they've had on the quality of life for our family, and countless other Angelenos - not just the salacious party-house footage you've seen on TV.

Thank you,

Miata Edogo

--

Miata Edogo

President + Founder

800.768.0281

Abundance Bound

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<http://www.AbundanceBound.com>

<http://www.FaceBook.com/AbundanceBound>

<http://www.Twitter.com/AbundanceBound>

cc: Sharon Dickinson via email
Sharon Gin via email

Letter: Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I am a traditional property manager in Los Angeles that lost my job in 2008. I am very lucky as I was able to find work in the short term rental sector. This way of vacationing is considered to be the oldest form of holiday. Most people travelled to stay with family and friends for a period of time in a house, long before hotels were thought of or even built! Slowly, I have built up a small business managing units. My company uses vacation rental services for some of our properties to help residents rent out their space when they are away on vacation, or find guests to share their rooms when they are home. It is amazing for the guests as they have a full home to share with a kitchen and not just a room in a hotel. The guest is able to experience life as a true Angeleno, walking to local restaurants and shops.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. I am a California licensed Real Estate agent and member of BHGLAAR. I am a professional in the industry and have more than 10 years of experience. I follow a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. Our staff provides a tour of the unit, apartment and/or home to guests; we serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully, Raine Phillips

I Welcome Smart Regulation - I Support Short Term Rentals - Please add to council files: 14-135 and 14-0539

August 21, 2015

Honorable Councilmembers:

I began my vacation rental management company six years ago with my own home. I traveled frequently for work and viewed renting out my home as an opportunity to make extra money for improvements I wanted to make around the house. I enlisted the help of my neighbor to be available if my houseguests needed anything while I was away, so my guests could be greeted and know that there was a friendly face just across the street if they needed anything. The funds I made in those early days allowed me to make home improvements that, at the time I couldn't otherwise afford.

Today I am a property manager assisting other owners and managing more than 20 homes throughout LA County including the City of LA. These owners care about their neighbors and neighborhood and choose to hire a management company to be that friendly helpful face for their guests and their neighbors day or night while they're in town.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and provide clear direction to owners and property managers alike who are providing housing for short term guests. There are situations – such as buildings covered under the RSO – that I believe don't make sense as short-term rentals. But I don't agree with implementing policy that would blanketly curtail this valuable, job-creating business, which has existed in harmony within our neighborhoods for decades.

No doubt, there are situations where absent owners rent to loud and inconsiderate guests partying in quiet neighborhoods, however I would say that this is the exception, and not the rule. In my experience, out-of-town visitors and their families are a part of the fabric of our vibrant neighborhoods, considerate people enjoying the lifestyle and community that living in a home provides.

Our company has many protocols in place to ensure that our owners, guests and neighbors have a responsive team in place to handle their needs. Our team greets our guests, provides a tour of the home, shares any noise or neighborhood restrictions and provides recommendations for local eateries or activities. We serve as an emergency contact, available by phone at all hours of the day and night; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by each owner's guests.

For their part, our owners have a variety of reasons they've selected a short term guest rather than a long term renter; here are a few-

Tracy's mother passed away, leaving to her daughter the childhood home where Tracy grew up and comes to each summer with her family from Georgia. Keeping her family home and summer tradition is very important to Tracy, and choosing short term rental guests so she could still visit her home while having a local management company made sense for her.

Sherry and her family had not had a family vacation in years as they lacked the funds to do so. She made her home a short term rental over the summer and had the opportunity to have travel expenses paid while the family made a trip to her husband's native country to see family.

I Welcome Smart Regulation - I Support Short Term Rentals - Please add to council files: 14-135 and 14-0539

Jim and his family purchased a summer home but still wanted to be able to spend time at their primary residence. Sharing their home with guests while they lived elsewhere was ideal and allowed them to return to their home when they wanted.

In all these cases, the **owners want someone to care for their property, help their guests and make sure there is a local contact so that neighbors have someone to call in case of any issue.** By hiring a management company, they make sure that applicable taxes are paid to their municipalities, their guests are signing guest agreements as to how they will behave and treat the home, providing ID, being screened and being advised on what it means to be a good neighbor while in town.

Like many property owners and property managers, I fully support the idea of regulating the short-term rental business. **All of us want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance,** and ensures the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Springs and Palm Desert. Having regulation in place can give cities the tools they need to weed out the owners or managers who are "bad apples", extreme cases of poor property management that highlight when short term rentals don't work.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on the limited evidence focused on the situations where poor management has resulted in neighbors rightly frustrated and upset by inconsiderate short term guests. **Happy neighbors don't usually have a reason to come to city hall to laud the owner next door who's guests are quietly enjoying their neighbor's home.** The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. I would like to work together toward a regulatory solution that protects neighborhoods while leaving our business and our jobs intact.

Respectfully,

Helena Delu-Cooley
Vacation Living LLC

ADD TO COUNCIL FILES 14-1635 - I support short term
Rentals

To Whom It May Concern:

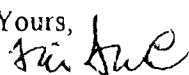
I am writing to you in support of sensible and fair legislation to regulate short term rentals. My wife and I have a few units in Silver Lake that we have rented short term for the last several years.

I have listened closely to the appreciation and concerns of neighbors as well as to the conversation in the media about the various aspects of vacation rentals. People don't want to end up next to the nightmare party house; they don't want to lose the privacy and security of their neighborhoods; they don't want to live next door to something unknown and unpredictable. I get it. As vacation rental owners we have done all we can to be sensitive to our neighbors concerns. We also make sure that our tenants understand the responsibility they have to be good tenants and good neighbors to the people living nearby. We believe, and our neighbors have said, that through the effort we have made to connect with all of them, as well as the work we have done to upgrade our building we have had a positive impact on our block.

I have also heard city officials speaking about a variety of concerns- the impact STR's have on the affordability of any given area, the stability and communal character of neighborhoods. They have discussed the positive aspects of short term rentals as well. Some of the Lodging Tax due to the city for short term rentals is being captured- and so much more could be brought in with a better regulatory system.

The thing that strikes me after all of this dialogue is how complicated the issues are. As you gather now to work out policies to address this growing industry I would ask you to be cognizant of this complexity and to work toward solutions that best serve the greatest number of needs. I believe that regulations which limit short term rentals to being legal only when it is "home sharing" is overly restrictive. We have a small building- only 4 units- and we are deeply committed to being good property owners and neighbors. We are not outside investors turning 10's or even 100's of units into remote control hotels. We believe policies which allow for a greater variety of short term housing options bring valuable revenue to the city, open many parts of the city to visitors that might otherwise be missed and serve to strengthen neighborhoods and the city as a whole.

Thank you very much for your consideration.

Yours,

Tim Snowber
323-207-8161

Good Afternoon,

I have always had an answer, always had a response, always had a solution, always had control. I worked in private finance and led a team of 43 individuals. Individuals who like me, had loved ones, families and obligations. In late 2007, as someone who rarely worried and signature response was "I got it", the economic downturn hit home quickly as our firm took massive losses and we were going to close. Uncertainty and anxiety ferously reared it's head as for one of the few times in my life; I didn't have an answer. No solution, no response, no optimistic outlook that it would correct itself and the sun would shine again tomorrow. I lost my job along with my 43 friends and coworkers. After a brief episode of drinking, contemplating, drinking some more, then being saved once again by my loving wife, we discovered short term rentals as a way to assist with our mortgage. It provided the security and ability to step with a stronger foot as we knew the ground beneath us would not be taken away. It has provided us with not only an extra revenue stream, but the ability to breathe deeply and sleep soundly. As a supporter of Short Term Rentals, I acknowledge your view points on it's detriment but simply hope you can acknowledge it's benefits. In an infrastructure that is shifting toward a shared economy, short term rentals provide hope and financial security to hosts. Well paying jobs to those who assist. Improve revenue of surrounding businesses with an influx of new customers and broaden the worlds eyes to see this great city for themselves, and share my vision. In addition, it grants us all the ability to be self sustainable as we are utilizing what we have and not disturbing the land by building new hotels to sit underutilized. Not to forget the traffic construction brings, but I think we both appreciate that. In closing, I support Short Term Rentals. I have read your arguments and simply hope you have read mine; for I was always told there are 3 sides to every story. Many Thanks and Best Wishes

Cordially,

William

To Whom It May Concern:

I am writing to you in support of sensible and fair legislation to regulate short term rentals. My wife and I have a few units in Silver Lake that we have rented short term for the last several years.

I have listened closely to the appreciation and concerns of neighbors as well as to the conversation in the media about the various aspects of vacation rentals. People don't want to end up next to the nightmare party house; they don't want to lose the privacy and security of their neighborhoods; they don't want to live next door to something unknown and unpredictable. I get it. As vacation rental owners we have done all we can to be sensitive to our neighbors concerns. We also make sure that our tenants understand the responsibility they have to be good tenants and good neighbors to the people living nearby. We believe, and our neighbors have said, that through the effort we have made to connect with all of them, as well as the work we have done to upgrade our building we have had a positive impact on our block.

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The thing that strikes me after all of this dialogue is how complicated the issues are. As you gather now to work out policies to address this growing industry I would ask you to be cognizant of this complexity and to work toward solutions that best serve the greatest number of needs. I believe that regulations which limit short term rentals to being legal only when it is "home sharing" is overly restrictive. We have a small building- only 4 units- and we are deeply committed to being good property owners and neighbors. We are not outside investors turning 10's or even 100's of units into remote control hotels. We believe policies which allow for a greater variety of short term housing options bring valuable revenue to the city, open many parts of the city to visitors that might otherwise be missed and serve to strengthen neighborhoods and the city as a whole.

Thank you very much for your consideration.

Yours,

Tim Snowber



Sharon Dickinson <sharon.dickinson@lacity.org>

Letter from Bradley and Catherine Tompkins -- #14-1635-S2

1 message

brad@bradleytompkins.com <brad@bradleytompkins.com>

Tue, Aug 25, 2015 at 12:44 PM

To: councilmember.fuentes@lacity.org

Cc: sharon.dickinson@lacity.org

Subject: Letter from Bradley and Catherine Tompkins – #14-1635-S2

Dear Councilmember Fuentes,

I am writing to communicate with you the positive experience we have had with AirBNB and provide a little insight as to how it has worked out for us.

My wife and I both work from home (she is an online college professor and I am a marketing professional). We moved here 4 years ago for our daughter's acting career. When we first arrived here, we had arranged for temporary housing at a condo in North Hollywood while the owners were on vacation. They provided a basket of materials, instructions and everything we needed to shop, eat and experience LA successfully. This was prior to AirBNB (at least they didn't use them at the time). After that "just for the summer" experience, we decided to move here. After a short stint in an apartment while we searched for a home, we moved.

We now live in Northridge and purchased a home near the fashion mall and a few blocks from CSUN. The home had been neglected and in disrepair, and we were able to purchase it on a short sale. After getting the home cleaned and painted, we started sharing a small space (about 300 square feet) to travelers, parents of CSUN students, actors and parents of child actors, travelling nurses, and volunteers. Using the income from our AirBNB, we have been able to paint the rest of the ceilings in our home, refinish / replace the floors, paint the interior walls and make exterior improvements. When/if we sell the home, it will be much improved from the way we found it, and this is largely due to AirBNB. We keep a better house as a result of hosting. We purchase more supplies, materials from local hardware stores (Lowes) and utilize services (plumbers, AC repair, electricians, etc.) than we otherwise would.

In addition, we have found that, like ourselves, many who come here are new to the area and really have misconceptions about the city and the San Fernando Valley. Hosting AirBNB allows us to share our experience about living in Los Angeles, point out the many restaurants, stores and other businesses in our area and otherwise share a positive message about how great it is here. Word of mouth about business opportunities, retail business and real estate in the area tend to be the strongest means of boasting about our community.

I hope you can see from this brief overview, sharing our home for those seeking temporary stay in a safe, enriched environment is part of a culture and community that coheres with the society we live in—alongside social media, transparency and sharing that brings individuals together. It harkens back to the days of boarding houses and inns prior to the cold business of hotel operations that typify modern travel for many people today.

We are interested in building safe and fair policies that advocate for the home-owner, tax payer and community member ready and willing to share the good life here in Los Angeles. We believe this brings benefits beyond what is apparent.

Thank you for your leadership and consideration in this matter.

Best Regards,
Bradley Tompkins

Letter: Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I work for a short-term vacation rental company in LA. These avenues have created lots of jobs and also help home owners to generate greater revenues for their properties.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. Our company, for instance, follows a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. Our staff provides a tour of the unit, apartment and/or home to guests; we serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and we ensure that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Catherine Seruga

AE Hospitality LLC

Letter: Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I am a sales manager for a property management company in Los Angeles, managing more than 75 units. My company uses vacation rental services for some of our properties to help residents rent out their space when they are away on vacation, or find guests to share their rooms when they are home.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

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As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driving our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Justin Hales

**Add to Council Files 14-1635 and 14-0539- I Support Short Term Rentals
August 23, 2015 (Fax to 213-978-1079)**

To Whom It May Concern:

There seems to be many misconceptions about short-term rentals. Some of the criticism against short-term rentals has been astonishingly misguided, so allow me to educate you on the reality of short-term rentals.

1) It is not new. Homes in Hollywood and beach cities have been renting short-term since the 1920's. We cater not only to vacationers, but to professionals in the entertainment industry who only plan to stay for a few days or a few weeks. In fact, many homes in Los Angeles were built with guesthouses specifically for that purpose. For me personally, I've been doing it on and off for over 20 years. Previous owners of my house did the same, as did many homes on my street.

2) It did not begin with Airbnb. Airbnb is a latecomer to the scene. They are simply a facilitator for advertising and a method to receive payment. They work for me, I don't work for them. They account for less than 5% of my rental income. If they did not exist, I'd be fine. I'm listed on over 20 different sites, most of which are based in other states or overseas. Recently a bill was introduced to the California State Legislature (SB 593) that would require websites like Airbnb to share member information. Since when does the California State Legislature have jurisdiction over companies or websites in other states or countries? If this were to happen, the members would simply discontinue using that site, or even better, Airbnb would relocate their server. SB 593 would be, predictably, very ineffective, and it's a testimony to how little the authors of it know about short-term housing/home sharing. To try to legislate this at this point is like arriving at a baseball game at the bottom of the ninth inning... when people are already making their way to the parking lot.

3) How did home sharing become such a big issue? It's not new. My grandmother did it in the 30's during the Great Depression. It happened because thousands of people faced losing their homes from unscrupulous lenders while losing their jobs from outsourcing overseas, while our government did nothing to stop it. Now those same people who let it happen want to criminalize its constituents for having the audacity of surviving. Websites like Airbnb and Uber only facilitated what was already happening. They are not the cause. "Those people", as under-water homeowners were referred to, relied on the "good ol' American way" of using their wits and resourcefulness to meet their obligations. For me, the income allowed me to save my house from foreclosure, not once, but 4 times. The bank accepted my income based on my 1099's (which I reported to the IRS), and they didn't care if it was from rentals or not, which means they counted it as 100% admissible, not the conventional 75% reportable rental income that banks typically allow. The banks rewarded me with a lower interest rate and forgave close to \$800k off my loan. Let that simmer in your heads a little bit. And I'm not the only one in my neighborhood

that happened to. Short-term rentals, in case you haven't figured it out yet, are highly responsible for stabilizing the housing market in Los Angeles. We're in a hot real estate market right now. Imagine if the hundreds of home-sharers put their home on the market today. The glut in inventory would be overwhelming. This is a case of supply and demand. Hundreds of hosts would not be doing it if there weren't a need to be filled. This is not a sob story. This is a VICTORY story for everyone.

4) The "Element". I often hear the question, *"But what about that 'element' of people that your neighbors may not want in their neighborhood?"*

What element are you referring to? The dozens of wealthy Chinese tourists who spend thousands of dollars on Rodeo Drive and the Beverly Center, as well as Hollywood and Highland? (We gave them our jobs- the least we can do it let them spend their money here.) Or how about the cast members of the Lion King and Phantom of the Opera that play at the Pantages Theatre, who were also guests at my house? Or the legendary rock stars who wish to remain anonymous and need a quiet place to recover from surgery? As well as all their families and friends who visit them at the house, who spend money at local shops, bars, and restaurants? Restaurants often thank me for sending them their way with free drinks or food. They know they've benefited from that "element" of guest. If you're concerned about "that element", maybe you should look at some of the neighbors who already live here, that the city can't seem to do anything about, like the countless homeless sleeping in the doorways. Are you trying to regulate the man begging for money on the off-ramp, or have websites share their information on escorts and prostitutes? Should home sharing become illegal, who goes to prison, the seller or the buyer? If it were drugs or prostitution, both would be breaking the law. Are you also going to penalize the family visiting from Iowa who want to see Hollywood, but don't want to pay \$700/night? At least I wash my comforters between stays, which is more than I can say for hotels.

5) "Homes, not Hotels!" is the battle cry from opponents of home-sharing. To them I would say, "EXACTLY!" I do not run a hotel. It is my home. I don't provide turndown service or a toll mini-refrigerator that sells a bag of nuts for \$10. I raised my children there. It's where we had graduation and birthday parties. People who come to my house are called "guests", not "tenants". I'm a "host", not a "landlord". They use my furniture, my beds, my linens, my dishes and pots and pans, my washer and dryer, and even my toilet paper and paper towels. (I start them out with two each. After that they're on their own. After all, I'm not running a hotel). They use my water and electricity. They responsibly separate their garbage for recycling, and keep my house clean, and my house gets a professional deep cleaning every time someone leaves, whether it needs it or not. I never have to worry about holes in the wall, or scratches on the floor, or the need to repaint every time, as is the case with long-term renters. I never have to worry about evicting somebody. They just leave when they're done. They often leave a tip, a nice "thank you" card, or a gift like a bottle of

wine. The income is better than long-term rentals. How do you know they're safe? How do they know I'm for real? The sites offer transparency, as they can write a review if they want to, and I can write a review on them. The website would not allow either to advertise for years on end if they received too many complaints. I haven't run a credit report on a single guest in over 13 years. Coincidentally, I haven't had to evict someone for that long, either.

To anyone reading this who is a landlord and you thought short term rentals were bad, you're either kicking yourself, wondering why you haven't done it, or taking bribes under the table from the hotel lobby. Maybe your rentals aren't up to the standard required to be a short-term rental.

6) What to do about short-term rentals? There are a few things:

- a) Leave them alone. Let the market run its course. Because of the saturation of the market, the rates have gone down significantly already. Although mine have been decreased by almost 1/3 in the past 9 years, it's still better than long term rental income, but not for long. Many people have decided to put their homes on the long-term market, because in some areas, rents are exceedingly high, and the cost of renting long term is eclipsing the short-term market. Short-term/home-sharing is not the cause of skyrocketing rents. People moving into California permanently is more likely the reason.

Fortunately for LA, whenever a municipality like Burbank or Santa Monica bans short-term rentals, the rates spike in other parts of the city, because they've just eliminated the inventory, while demand continues to grow. (Cast members of Phantom of the Opera stayed in Burbank last time they were in town. This time they couldn't so they had no choice but to spend their money in LA...not smart on Burbank's part). Los Angeles and West Hollywood definitely benefit from those decisions, although I'm sure many continue to operate under the radar in Santa Monica and Burbank. Santa Monica explained that it was simply replacing an old law banning short-term rentals with a new law banning short term rentals. Question: If they weren't successful enforcing the first law, how can they be expected to succeed in enforcing the new one?

- b) The City should thank hosts for being responsible for attracting a source of income to the city that would not see otherwise. These are people who do not want to stay at a hotel. It's not that they would go to a hotel if not for home-shares. They simply wouldn't come at all, at least that's what they tell me. It would be too expensive. This way they can spend their money on other things besides exorbitant parking rates or mediocre room service. Guests with families need a kitchen and a place for everyone to live normally. They don't want their family to sit and eat pizza in bed all day in a stuffy hotel room.

7) Despite all the benefits of home-sharing, I do not live in Los Angeles to be an innkeeper. It's a full time job, as I'm on call 24/7. I'm thankful I can pay my mortgage and my utility bills. I'm happy I can provide for my family and pay my monthly court-ordered alimony and child support. (Again, determined from income from home-sharing) They depend on the income for food and lodging and school.) Still, I'm not getting rich from it. Ideally, I would like to have a stable job and live in the house full time, but despite what the news says, our economy has not fully recovered. It is a sacrifice to live in a separate room with its own private entrance instead of the whole house. Since it's a house, it doesn't fall under rent control.

Short-term rental is not going away. It's been a way of life in LA for decades. The technology of how it's advertised on is new, but that's all.

I'm writing this anonymously because there are hundreds, if not thousands of hosts in my same shoes. I could be any one of them. We're smart and resourceful. We are educated and skilled professionals who got where we are by being paid large salaries that suddenly vanished through no fault of our own. We won't let our children go hungry. We are not victims. We are your constituents, your neighbors, who found a way to do survive when no one else would lend a hand. Home sharing is not going away anytime soon. Too many people, either directly or indirectly, rely on it. Keep that in mind when making your decisions. Decide carefully.

Thank you.



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing

1 message

SkaiHai Productions <skaihaiproductions@gmail.com>

Tue, Aug 25, 2015 at 10:51 AM

To: councilmember.huizar@lacity.org, paul.koretz@lacity.org, steve.m.garcia@lacity.org, david.hersch@lacity.org
Cc: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org, Councilmember.Krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, joseph.campbell@lacity.org

LA City Counsel Members and Staff,

I am writing with regard to the upcoming legislation on home sharing the Council will be reviewing in the coming months. I am an LA based writer who uses home sharing as a way to make ends meet during a very busy travel schedule, which includes frequent trips to the East Coast.

As a home sharer, I am able to cover the expenses incurred by my travel and pay the ever-increasing rents in Los Angeles. I also use home sharing in cities throughout the country and the world as a way to find affordable, clean and pleasant housing on my travels.

Home sharing benefits all parties involved. It brings money to local businesses, it helps residents cover expenses, brings growth and prosperity to all areas where it takes place.

In the Palms area, where I live, I am always sending guests to local businesses on Motor Ave and Palms Blvd. Travelers oftentimes spend more money than locals because they are on vacation and want to experience the local food and culture. Several local business owners have voiced their appreciation to me, for the customers I have sent their way.

I do not know how I would survive my rigorous travel schedule and endless bills if I did not have home sharing to help relieve the financial costs. Users of home sharing applications are growing and I know few people in LA who DON'T benefit from AirBnB or VRBO on a regular basis.

I sincerely hope that favorable legislation will be passed to continue to allow home sharing to be a welcome part of our Los Angeles lifestyle.

Kai Crouse

Palms Resident 2010-present



514 Shatto Place, Suite 270 ★ Los Angeles ★ California ★ 90020

Telephone: (213) 252-4411 ★ Fax: (213) 252-4422

Email: contactces@earthlink.net ★ Website: www.CESinAction.org

August 20, 2015

Keep Neighborhoods First!

Re: Council File #14-1635-S2, Short Term Rentals

Dear Friends:

On behalf of our over 5,000 Los Angeles area members, I am writing to express the Coalition For Economic Survival's strong support for your efforts to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Short term rentals pose a tremendous threat to our existing rent controlled affordable housing stock. If we are to successfully combat our affordable housing crisis, we must preserve our existing housing as well as produce new affordable units. Short term rentals undermine any attempts by the City to solve our housing crisis.

CES stands in full support of efforts of Keep Neighborhoods First! to secure enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and the crafting of legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your leadership on this important issue.

Sincerely,

Larry Gross
Executive Director

To: Councilperson Mike Bonin
200 N. Spring Street, Room 475
Los Angeles, Ca 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin:

I've been a resident of Silver Lake for almost 5 decades. I've seen the ups and downs and ups again of this fantastic neighborhood and am grateful my parents had the opportunity to raise their four children in a truly residential community.

We were one of the first African American families to live in Silver Lake and I've been fortunate to witness the encouraging transition of a historically restricted community to an extremely diverse, warm and welcoming one, where neighbors care and look out for each other.

Unfortunately, the popularity of AirBnB and other on-line short term rental sites, weakens the fabric of our neighborhood and is quickly threatening the precious quality of life we work so hard to achieve.

There are over 400 Silver Lake homes, condos and apartments listed on AirBnB. There are three homes used for short term rentals within 500 feet of my home. Short term rentals have caused a serious shortage of affordable housing and rent controlled apartments throughout Silver Lake and other largely residential communities in Los Angeles. The erosion of quality of life characteristics of residential neighborhoods is moving at an alarming pace, with "hosts" flipping the figurative finger to zoning restrictions with impunity.

I'm asking the council and all pertinent city agencies and departments, to enforce city ordinances and zoning laws which so wisely prohibit short term rentals in residential communities. To even consider STR regulations is unrealistic unless the city simultaneously hires additional police officers, neighborhood prosecutors, building and safety investigators and housing authority agents to handle, investigate and prosecute those who will willingly ignore any future STR regulations just as they currently ignore zoning ordinances purely for their own financial gain.

Why cater to those who so willfully break the law? Please pay attention to the thousands who are forced to deal with the daily assault on residential neighborhoods and the infringement on our quality of life, with little to no help from our elected representatives.

Sincerely,
Anne-Marie Johnson
Life Long Silver Lake Resident
[<kawalkid@earthlink.net](mailto:kawalkid@earthlink.net)

July 29, 2015

E. Anne Bagasao for Mary
M. Bagasao 1136
W. Edgeware Road
Los Angeles, CA 90026

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Anne Bagasao. I am writing to you on behalf of my mother, Mrs. Mary Bagasao, to beseech the City Council of Los Angeles to take swift action with regard a ban of the illegal short term rental business in Los Angeles.

I could go on and on about code violations, lack of tax revenue, the impact on our hotel industry workers and the negative effect that this "shared economy" industry has on our already strained housing market but these are not the issues my mother would address if she could do so for herself. I am speaking on her behalf because she is legally blind and is 89 years old. She is currently in the hospital after being homebound with full time care in her home which she owns in Angeleno Heights, Council District 13. She plans to return to her home of 27 years to remain at peace and comfort until she dies. She has been a tax payer, a business owner and a property owner in Los Angeles since 1947 and she deserves your attention!

This is her story. After my mother was released from the hospital in April she opted to return home. My brother was travelling, so my sister and I were charged with her overnight care. After just one night in my mother's home, I discovered that a zoned R2 house located just feet from the room in which my daughter and I had hoped to sleep was occupied by at least a dozen people who were partying in the pool until 4am. I had seen carloads of people enter the property earlier in the day, and thought that perhaps they were new tenants or it was an open house. The next morning I approached a man who was standing on the balcony just across from my mother's front porch and asked him if he lived there. He said no and that they were just visiting from out of town. I then asked if it was a vacation rental and he said "yes."

Right away I was able to google search "short term rental Echo Park" and within seconds located what I soon learned was one of several management companies that are booking the property. I spoke with a gentleman at the company, Luxpads.com, and voiced my complaint against their guests. He graciously informed me that those were not his clients who were occupying the house and that I should know that the house is listed with several other short term rental services.

With the continual bookings at 1132 West Edgeware Road my mother and her caregiver are subject to night after night of loud music, trash on the street, cars parked so as to block the sidewalk or hang over into my mother's driveway. Because there is a pool, there are sometimes up to 20 people partying

We have no one else to turn to at this point. So, on behalf of my mother, Mary Bagasao , my brother Brad Bagasao and all the elderly and disabled home owners and residents of Los Angeles who are being negatively impacted by this gross abuse of the titans of the short term rental industry, I ask you all to do right by us. Follow the lead of other great cities like San Francisco and soon New York and help us by banning the use of single family homes for vacation and short term rentals, restricting the use of individual apartment units for short term rentals and preventing developers and short term rental companies from converting multi-unit housing for the purpose of short-term rentals.

Do the right thing, please. Hear our voices and not just the jangle of the change in the pockets of those who take and think only for themselves. I thank you in advance of your consideration.

Sincerely,

Elizabeth Anne Bagasao
For Mary, M. Bagasao, Homeowner

The Honorable Mike Bonin
Mayor Garcetti
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin and Mayor Garcetti,

I live in North Hollywood and my work, as a bookkeeper, requires that I travel throughout the City of Los Angeles on a daily basis. My work takes me to Hollywood, Downtown, Bel Air, Brentwood, and as far west as Venice.

In the past two years, sadly, I have witnessed, first hand, the devastation in these neighborhoods resulting from the mass proliferation of short-term, rentals. Specifically, I've witnessed the loss of neighbors knowing and caring for each other – what used to be homes are now party houses or rogue hotels, with transients going in and out until all hours of the night without concern for the community – and the loss of the feeling safety and pride in every one of these neighborhoods because a transient population that has replaced long term residents.

It angers me to hear about the difficulty renters, especially local workers, are having in finding a place to live in these communities.

A longer-term worry – what will happen when the inevitable earthquake hits and true neighborhoods with long term residents no longer exist? There will be no neighbors left to support each other. What will happen as school enrollment continues to decrease in these communities because rogue commercial operators of transient lodging have replaced families with children?

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

I ask you all, Honorable Mayor and Councilmembers, how do you handle this problem on the street where you live and in your neighborhoods?

Thank you for your consideration.

Sincerely,
Anita Tolbert
11652 Margate Street
North Hollywood, CA 91601
ajoyt1@aol.com

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I have lived in the same apartment on Horizon in Venice for the past 18 years, and I love my neighborhood. I am very concerned about the rapid changes that have been happening recently, between the demolition of craftsman homes and the rise of soulless box buildings in their place; to the Mello Act evictions of long time renters; to the proliferation of short term rentals.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

As you may know, short term rentals are having a negative impact on the quality of life for my family and many of my neighbors. Since we successfully defeated the development at 1414 Main, they have been doing short term rentals in 202 Horizon, 208 Horizon, 1418 Main, and 1422 Main. This has had the result of a constant "party" atmosphere, non-stop traffic in and out at all hours on weeknights and a general feeling of transience on the block.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Rick Garvey
234 Horizon Avenue #5, Venice, CA 90291

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is James Adams. I write to you as a musician, teacher, and neighborhood activist that has lived in Venice for eighteen years.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I am one of the few people in this world for whom Venice is not a travel destination. I grew up here, surrounded by all of the madness and all of the beauty.

My dad, my sister and I joined the Venice community in 1996. Even back then, our barely affordable apartment stood in the shadow of beach-side luxury mansions. However, unlike similar homes in opulent areas of LA, these monoliths of gentrification represented merely the upper echelons of an economically diverse community. Accomplished psychologists lived right next door to impoverished, eccentric painters. Hippies and radicals of all stripes shared the block with well-to-do families. My dad, a humble sound engineer and song writer, lived a few houses away from Wesley Snipes.

Despite their differences, these people shared one thing in common: like my dad, they dared more than just a visit to what was, at that time, a less-than-safe bohemian community. They made themselves a permanent part of it.

Over the last eighteen years, I've watched them struggle to preserve the Venice they came for. As our beachy bohemia attracted more tourists every summer, Venice locals fought bitterly to stem the tide of new hotels and amenities that accommodated vacationers at the expense of community members. Like countless other local families, we benefited from their efforts without even realizing it. Had they failed and a hotel showed up right next door, we may have quickly become activists ourselves.

Now many of us find that, without any warning, a hotel has indeed showed up right next door. Sites like Airbnb, Homeaway, and VRBO make it absurdly easy to turn any neighborhood space into a tourism commodity. Though these businesses make profit their top priority, the idea behind them is not inherently evil. Some who use these services are merely continuing a long tradition of the couch surfing culture. They invite travelers into their homes for a more human and integrated experience. They take responsibility for their guests, and teach them to be a temporary part of the Venice community. I have never charged a guest for this privilege, but I don't blame those who do so.

Then there are the others. These others use the internet to turn local homes into year-round hotels. They rent or buy property not so that they can become part of our community, but so that they can exploit it. They reap the rewards of a local culture that they help to disintegrate. My culture. Our culture. Every new home that they convert into a hotel is one less artist, one less actor, one less kind

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Kristi Foley. My partner and I own a property at 11 Buccaneer, where we have lived since 2004. Before that I lived in Venice and Marina del Rey at various locations, and have enjoyed living in this community for over 25 years. I am a television producer, and Leon is a television director. We are both working professionals who love our home and our neighborhood. We enjoy the casual atmosphere and the ability to relax and unwind, especially after an extremely hard day's work. We have four children who live with their mother in Valencia, but spend 1-2 weekends per month with us. We also have two dogs.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

We are owners in the 3 unit building at 11 Buccaneer. Two years ago, the building next door terminated the lease with a long term tenant, and converted to an AIRBNB. Since then, short term renters show up in the middle of the night to "check in" and proceeding to stay up until 2 or 3 in the morning, sitting out on their decks drinking, listening to music, often arguing, and overall causing way too much noise for a weeknight. When the unit is occupied, it is often difficult to sleep due to the noise. We have frequently had to move to the guest bedroom, wear earplugs, and take sleeping pills in order to get to sleep. In the past month, a venture capitalist purchased the back unit in our building, and converted this to an AIRBNB as well. So we are now surrounded on three sides by short term rentals. What used to be a quiet, family friendly neighborhood has now essentially become a hotel zone. Our home is our sanctuary, but it has now become a cross between a fraternity party and Disneyland. The long term neighbors that used to occupy these rentals have had to move elsewhere because they cannot afford the short term rental pricing. The short term occupants are more often than not there for vacation, and because of this, their schedules are very different than ours, with late night parties and extreme noise levels. Even though I have been told that short term rentals in an R3 zone are either not legal, or must be a minimum of 30 days, there seems to be no recourse for those of us who are losing our peaceful, quiet community, and the quality of life that we have worked hard to enjoy.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Kristi Foley & Leon Knoles
11 Buccaneer Street, Unit 1
Marina del Rey, CA 90292

The Honorable Gil Cedillo
Los Angeles City Hall
200 North Spring Street, Room 460
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Gil Cedillo,

I am writing to you as a concerned Los Angeles resident about the proliferation of short-term rentals, and how that is negatively affecting our city's limited housing stock. As the numbers of short-term rentals increase in Los Angeles, we are seeing more and more RSO and affordable housing taken off the market and converted to short-term rental units that are advertised on such websites as AirBnB and VRBO. Los Angeles landlords in rent-controlled buildings have been pressuring residents to leave, so they can profit from turning the newly vacant space into illegal hotel rooms for short-term rentals. This is exacerbating a housing shortage that is already one of the worst in the nation.

In popular neighborhoods such as Venice, Silver Lake, Hollywood and Echo Park – where low vacancies rule and rents already squeeze people out – families are being evicted from their homes so that they can be turned into short-term rental units. Unfortunately, we are going to see more and more of this behavior as *commercial investors buy up and stockpile rental properties to get a piece of the action*. For example, a report from Beyond Pricing recently stated that in census tracts along Venice Beach and Abbott-Kinney Boulevard, AirBnB listings accounted for 6-7% of all housing units. That is ten times the countywide average. Moreover, a report by the Los Angeles Alliance for a New Economy featured this staggering figure - the 7,316 units taken off the rental market by AirBnB is equivalent to seven years of affordable housing construction in Los Angeles.

Although some listed units are true home-sharing situations where homes are rented out to vacationers only occasionally, the commercialization of the short-term rental industry is making it easier for properties to be listed as full-time year-round vacation rentals – i.e., these units are permanently taken off of Los Angeles's housing market. Whole homes and entire apartments that could be rented to people that live, work, and contribute to L.A.'s economy are being rented to partying vacationers that have no investment in the community.

As Chairman of the city's Housing Committee, please enforce existing city rules that prohibit short-term rentals and protect our city's precious housing stock.

Sincerely,

Kelly Adams

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Angela Durrant and I live on Topsail Mall in the Silver Strand area of Marina del Rey.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

One of the neighboring houses, right near where I live has been turned over to a short term rental. The owner does not live on the premises. It is like living next to a mini hotel with transient people coming and going all the time. This has really impacted our quality of life. We have worked hard to build a community in the Silver Strand and feel a loss in addition to the nuisance, noise, parking problems etc that we experience. I feel unsafe because we do not know who is coming in there at any hour of the day or night. Please protect us from the negative impacts of short-term rentals. These mini hotels are businesses after all and should not be in residential areas.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Angela Durrant

117 Topsail Mall, Marina del Rey

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Bill Wilson and I live in Silver Lake. In 2000 I moved from R-2 Westwood to an R-1 neighborhood here to get away from rentals – both long and short-term. It was my understanding that R-1 mean “single-family-residences” only.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Despite the R-1 zoning, many Silver Lake neighbors are doing STR’s through Air B’n’B. The constant turn-over of renters and their vehicles where parking is a very limited is a problem.

But my objection is more fundamental: “short-term rental hotels are illegal in R-1. Period.

The problem is that the standard for enforcement is impossible: a city rep from Building and Safety must actually catch the homeowner with a renter in the home. TYhis is like enforcing anti-prostitutions statutes – but only if you can the john and the hooker “in the act?” Get real. Rooms and houses are listed online; seriously, how difficult is it to digitally track that info? *Not* doing that means the city isn’t serious about enforcement.

This is a mockery of zoning regulation. Why bother? Why not just let anyone who wants to open a restaurant or a bar in any and every neighborhood – fine as long as LA collects tax revenue from those business, right? Wrong! I resent paying high annual R1 neighborhood property taxes to live here -- *by the year*, when anybody with a credit card and an app can rent here -- *by the day*. That’s BS. But why do I bother? Frankly, I think the fix is in – Mayor Garcetti (and Council Members) are gonna take election contributions from the likes of Air B’n’B -- in exchange for “legitimizing” their illegal hotels – by collecting “hotel taxes.” Brilliant! Gee, thanks so much, everyone.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Bill Wilson
3016 Silver Lea Terrace
Los Angeles, CA 90039

August 13, 2015

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My Name is David Eisner and my wife and I have lived at 121 Topsail Mall in Marina del Rey for 22 years. We specifically selected the Marina area to enjoy the benefits of life close to the Beach without the tight density, street crime and other issues frequently associated with beach living.

In the last few years, much has changed in our neighborhood – some good, some not so good. That’s inevitable in a dynamic city like Los Angeles. But one recent phenomena – short term rentals – offers no upside and the huge downside of hurting the basic fabric of residential neighborhoods that is vital to local safety, upkeep, and comfort. I have personally seen the negative effect of short term rentals from just one property adjacent to my home where transient occupants ignore all standards of reasonable behavior and continually disrupt our peaceful living. In addition, the sketchy nature of some of these temporary renters has led to safety concerns for our local area.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

David A. Eisner
121 Topsail Mall
Marina del Rey, CA 90292

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin:

My name is Nora Nicosia. We built our house in the Silver Strand in 1988 and have loved the community. We supported your election to the Council.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhood. Why can you not support the kind of strict enforcement of prohibiting short term rentals similar to the new laws in Santa Monica?

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely

Nora Nicosia.....134 Spinnaker Mall, Marina Del Rey, CA 90292

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

As a retired CalPERS public works facilities project manager, with a Carnegie Mellon University architecture degree, living in the same unit in the historical Ellison Apartments on Venice Beach for 40 years, I have been treated like a newbie under the pretense that the world of codes and regs is the Wild West and uncharted territory in the Internet age. Whether it be the District 11 office, Building & Safety, LAHD, or Mike Feuer City Attorney, I am expected to disregard my experience with city, state, EPA, Coastal Commission, and South Coast Air Quality Mgm't District regs as well as common sense. This is all the new economy? No, this is not the city's first time at the hostel rodeo. We were assaulted with hostel units in RSO buildings in the late 1980s. City Council helped us then. But that was before the internet and "Silicon Beach".

Silicon Beach? The city can't really give or receive information online. How many 58-unit RSO apt buildings like the Ellison are in Venice? How many units have been turned into short-term rentals? Don't expect "Silicon Beach" to give any online data. Need help from DOT?; "It's a big city we can't be everywhere." Need LAPD help?; "Where is Venice Beach?" "Why don't you move?"

I was here when the Ellison was put into the REAP Program in the 80s, and we are still paying for 1997-93 seismic pass throughs (with 5% annual increase to all pass thrus rolled into the base rent, though the LAHD rules state 16 years is the limit on pass thrus and does not anticipate the 5% annual increase in the pass thru). We pay monthly code enforcement fees and annual housing registration fees but LAHD and B&S no longer wish a trip to the beach. In December LAHD was forced by me to actually cite the owner for no heat during the 2014/2015 New Year record lows after years of refusing to cite for the same heating deficiency. Still the inspector refused to go to the central steam boiler room which is open to the public. He also refused to talk with 5 other tenants I had lined up to speak to him about no heat, saying I was the one who complained and only my apt # is on the "confidential" citation complaint. There are bootleg units, bootleg kitchen remodels, bootleg sun deck, bootleg commercial laundry as well as fire exit violations but LAHD says its hands are tied and Feuer referred my letter to him to LAHD with no action by anyone.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

One could only hope that all the city officials hesitating with regards to STRs could be awakened to open their door to see strangers staring at them as they roll their bags in and out at all hours. Security? Not much when guests yell the gate code down the 5 story open courtyard to the front gate. Neighborhood? What neighborhood when the Knickerbocker becomes Su Casa Venice STR and The Biltmore becomes

August 12, 2015

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I been a homeowner in Venice for 30 years, living on a quiet residential street in the Silver Triangle. I am writing to urge you to take action quickly to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods. The quiet street I live on has been negatively affected by the explosion of residences converted to short-term rentals in the Venice community. The problem would be alleviated if the zoning regulations for R-1 residential districts were enforced to not allow homeowners to turn their homes into short-term motel-style rentals in R-1 zoned neighborhoods.

Until recently, one of my neighbors was renting her house out, via Airbnb and other on-line resources, to tourists who wanted a party house. In the years prior to 2013, she had occasionally rented out a room in her house, while she continued to live there. This occasional rental, while she remained resident in the house, did not cause problems. However, once Airbnb and other on-line home rental sites took off and became a continual source of new customers and income for her, my neighbor rarely stayed in the house due to all the business she got. I never knew if I was going to be awakened in the middle of the night by noise and billows of cigarette and marijuana smoke drifting into my bedroom from the party in the house next door. Nor did I know if the groups of strangers carrying stuff into and out of the house next door were a security risk or not. I would find beer cans, broken glass, and bottles filled with urine in my yard, on the sidewalk and in the street outside of my house.

At first, I tried addressing the issue with the Dept. of Building and Safety. That went nowhere, as LADBS is really not equipped to deal with the kind of violation Airbnb represents. I also called my neighbor's home phone when I was awakened by noise, but it was not answered (because she wasn't there and her customers didn't answer it). Eventually, I started keeping the phone number of the police within easy reach of my bed and called the police numerous times in the middle of the night. Eventually, I managed to find my neighbor's cell phone number in an online search, and I would call her as well. After I called her in the middle of the night several times, she told me 'this' was getting to be too much, and she was going to rent her house out long-term. She eventually did so, and my long nightmare was over: I was relieved of the anxiety I experienced every time I saw new groups of people entering my neighbor's house, worrying if I was going to have my sleep disrupted and my property messed with, due to the Airbnb rentals.

An important aspect has been drowned out in all the short-term rental advocacy that trumpets the freedom to make use of one's home as one wishes, and the financial necessity to supplement one's income and pay the mortgage through short-term residential rentals. That aspect is that residential zoning laws exist to give homeowners freedom from the safety concerns and other disturbances that are part of commercial sectors, but have no place in residential zones.

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short-Term Rentals

Dear Councilmember Bonin,

My name is Alex Frank. I've lived at 17 Buccaneer St. for eight years. I am an easygoing guy and I work as a therapist.

My landlord converted the upstairs unit of my house into a short-term vacation rental about 2-3 years ago. It has been the worst experience of my life.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

My quality of life has been absolutely destroyed by the short-term rental activity. I cannot sleep. I cannot work. I cannot function normally. While in graduate school, I was unable to study at home. For the first 18 months, I endured the hardship, hoping either the landlord would stop or that the city would crackdown on illegal vacation rentals. So far neither has happened.

I have discussed the matter several times directly with my landlord. He indicated no future plans to stop the illegal activity. Ergo, I have been staying at my girlfriend's house for the past 10 months. I do not want to give up my home. I've tried unsuccessfully to find someone to take over my lease. No one wants to live there because of the constant noise and short-term rental activity above.

Consequently, my roommate (female) is left alone and fears for her safety. A larger problem is that I am paying rent for a house I am unwilling to live in due to the vacation rental overhead. AND I am trying to help my girlfriend out with her rent and expenses, since I am basically living there. I am losing my shirt paying rent on two places.

I do not understand how this situation has gone on so very long. I have not spent a single night in my home since October of last year. That is a huge disappointment and a major financial hardship for me.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Mr. Alex Frank
17 Buccaneer St.
Marina del Rey, CA 90292

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

Let me introduce myself. My name is Mrs. Takemoto. In 1967, we first moved to Redesdale Ave. in the Silverlake community across from Dave Hyun's home before it was built. We moved around the corner to Landa St. which makes forty eight years here in this public school area where our children attended Ivanhoe, King and Marshall High. Why are we still here? We like the family dwelling composition a few short blocks from the commercial aspect of Los Angeles. Evenings are quiet and peaceful when we can refresh ourselves from city life. We were educators our entire lives, elementary school and college level teachers.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Over the years children have grown up on our street and moved on, movies have been filmed day and night, trucks have struggled up and down the hills, but the worse events have been the revolving door across the street with people coming and going. This car that one, loud voices at all hours, trash...just a downward trend of the beautiful fabric of a community loved by families wanting quiet and peaceful evenings to enjoy.

The worst of the worse has been, in my mind, the short term rental of the wonderful home built by David Hyun who designed and built the Little Tokyo mall between 1st and 2nd Street in Downtown Los Angeles. If LA City Council can't up the ante and prevent STRs from happening in R-1 zoned neighborhoods, where do we turn? We've had neighbors argue over this issue, turn away from each other, and really lose the cohesiveness of a well liked neighborhood. It shouldn't be happening. Zoning is real. Nobody can build differently here and that's another good reason why we have cared stay here. Talk is not good enough, act!

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,
Mrs. Cathy Takemoto
3209 Landa Street LA, CA 90039

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilman Bonin,

I read the motion you have put forth for the Department of Planning to come up with an ordinance to govern short-term rentals in Los Angeles which will require them to pay their taxes, obey the existing rules and keep our neighborhood housing stock stable. I appreciate this effort and I wrote you previously to tell you that.

What worries me about this effort now, is that the Department of Planning has a legacy of making ill-thought-out decisions which do not consider real-world conditions. It worries me that this opportunity can be wasted with a weak and somewhat disengaged ordinance which won't be structured to truly protect Venice's already devastated housing stock from the avaricious investor group. I know you are concerned as well about the rogue hotels we have operating now and the magnitude of the conversion of rent stabilized units into short-term rentals. Already, so many residents have been displaced by subtle and not so subtle pressure to vacate their stabilized units it is a borderline crisis situation. A couple of thousand units are already in the STR network.

There are so many gimmicks the determined can use to take over the rental stock we still have available and the professional operators are seriously wily. Already, I am hearing about using existing rentals as 'corporate housing' as a way to escape the Mello Act.

Planning needs to be focused on including the rules and regulations of the Mello into any ordinance that they propose to you for consideration and it needs to have real teeth if it is to be respected.

Whatever work product they put before you for review, I ask that you look at it from the eyes of the residents both from a neighborhood point of view and from the eyes of those wanting to rent a simple decent priced unit in Venice.

If the ordinance gives them 'outs,' a real chance to take back control from the very determined Airbnb's and their cohorts and put it back where it belongs--in our neighborhoods and with our residents could be lost.

Again, I thank you in advance for looking after this. I know you are very concerned about housing stability here and I probably don't even need to write you about my concerns but just in case, I lay my concerns before you for filing away until you give this your direct focus.,

Respectfully,
Elaine Spierer
Abbot Kinney Resident and retail landlord

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

August 18, 2015

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

As a lifelong resident of Los Angeles, I have seen the city grown beyond its capacity, both in people living and visiting our city. I have a very deep concern with the AirBnB people.

First is the safety issue. We have no idea whether a sexual predator is living next doors for a few days, because we have no safety system or background checks in place. We don't know if the person we see is a visitor or a potential burglar. As a member of the neighborhood watch program we look for people that don't belong.

Parking is an issue, as our block has gotten to the point where we are territorial about our driveway. The people that rent for a few days don't care, because there is no neighborly consideration. I can't tell you the times I have come home to find cars taking up to 3 feet of my driveway, or they pull into my driveway park while they "check in" with the hosting neighbor.

Then there are the loud parties that go on and the smell of Weed coming into my house. Medical, sure if that's what they say. Of course they wash the smoke down with a few beers and later we have them puking outside our house on the sidewalk. Yes that's the reason we bought a home, so we can witness it going down in value because now we live next to a cheap motel.

We bought our home in a residential area, and not in a commercial area. I know that the city just wants the revenue because when the sun sets its all about the money. But it's not, it's about the quality of life and the peace of mind we sought and were will to pay for when we bought our home in Mar Vista.

Don't be fooled by the homeowner saying they need the additional income to make the house note. If that's the case they should have not bought the home they can't afford. It's all about making money for them and nothing else matters. Not the neighbors, not the noise they make, not the lack of parking their guest create. They are very inconsiderate.

Save the statutory of our neighborhood by simply saying "NO" .

Thank you
Joe Santana
LA Resident for over 56 years.

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Karen Brodtkin. I've owned and lived at 803 Amoroso Place since January 1988. My walk street has been heavily impacted by short term rentals in the last 5 or so years,. I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

On my 800 block of Amoroso we have 5 air bnbs. Almost all the single story old houses that haven't been redeveloped are short term rentals. As best I can tell they are mainly vacant—no one regularly lives in them—when they are not rented. We've had people come by our house asking for help in locating the key to their rental; asking for info. All of these are business ventures not house shares. There's no sharing going on here. The owners of one of these houses evicted a tenant who was part of a network of young parents & kids in order to rent to a person who intended to use the house as a full-time air bnb and offered to pay a higher rent. As best I can tell the city has done everything to facilitate a set of business practices that have a real impact on neighborliness.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Karen Brodtkin

803 Amoroso Place

August 3, 2015

The Honorable Mike Bonin
200 N. Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My wife and I have lived in Silver Lake for over 15 years. We rent a cottage on a hill on the west side of the reservoir. Our neighborhood is mostly single family homes along with a small number of rentals.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

Over a year ago, property investors purchased a single family home across the street from us and converted it into an STR, listing it as having twenty beds. After the first two day frat party at this STR disrupted life for everyone on our street day and night, we and our neighbors followed every proper procedure to shut down this STR. We alerted LADBS. We met with the police and our councilman's representatives. The City attorney's office got involved. Despite a year's worth of steady effort, we were unable to stop the illegal, disruptive, and sometimes dangerous activity on our street caused by this STR. The property is currently still rented as an illegal STR.

The STR owners retaliated against those in the neighborhood who made complaints. The owners filed false police reports, called LADBS to report nonexistent code violations, and even made verbal threats against neighbors. One neighbor whom they targeted had to pay thousands of dollars in legal fees to defend against a frivolous court action initiated by the STR owners. Eventually, neighbors had to install security cameras to prove that the STR owners' allegations were false.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely,

Karl and Diana Hamann
1955 Redesdale Avenue
Los Angeles, CA 90039

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

I am a home owner in the Presidents Row section of Venice, and last year became the Neighborhood Representative under the VNC for this area in Venice.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

When I bought my home in 2004, this was a quiet, peaceful neighborhood. Sorry to say it has changed with the flood of Short Term rentals in the neighborhood. My neighbor adjacent to my home, no longer lives here and rents his home (duplex) out on a weekly basis with a revolving door of guests coming and going. My right to peace and quiet enjoyment has been taken away while he rents his place out and travels abroad. He told me " if I have a problem call the cops or the city, but it is not his problem it is ours."

Not only is my peace and quiet been taken away, but if his guests had an accident and it impacted my property then he does not have the proper insurance to cover renting his home as a business.

Furthermore, if I was to sell my home, I would have to disclose the STR next door and impact of the constant noise during the months of March thru October. The value of my home would be reduced due to this illegal activity.

My adjacent neighbor is not the only one, there are several nearby, with another property almost directly to the rear of my property is another STR that creates both a parking issue between the properties and the additional noise of new guests.

Loss of a neighborhood feeling is also making a significant impact with a transient community coming in due to these illegal STR's. Manhattan Beach, West Hollywood, Santa Monica have all put their foot down, City of LA should follow suit and protect those who own homes here and pay a significant amount in property taxes to the city.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.
Thank you for your consideration.

Sincerely,
Mark Kanights
603 Boccaccio Ave
Venice Ca 90291

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

In 1980 my husband and I were 21 years old when we bought our home at 12426 Mitchell Ave. In the subsequent years we raised a family in this close knit block of neighbors. We were young homeowners working for General Telephone Company. My husband still works for the telephone company now called Verizon. I now work for the City of Santa Monica. We miss the past when the neighborhood was quiet and neighbors were tolerant, understanding, kind, helpful, considerate. We miss the days when we used to get together with our neighbors for dinner and block potlucks. Back then we as neighbors not only knew each other's names, and personal information, but we could even call our neighbors dogs, cats, turtles, birds by their names. Those were the days when we looked out for one another and knew immediately when someone new appeared on the block.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

All the elements that created a close knit neighborhood changed with AirBnB short-term rentals. Our neighbors on both sides of our home have AirBnB Boarders coming and going at all times of the day and night. We hear the constant noise of luggage wheels rolling on the sidewalk as strangers roll their luggage up and down the block-it sounds like an airport terminal. Taxis, Uber, and Lyft all arrive at different hours to drop off or pick up strangers standing on the sidewalk in front of our home. We no longer know who actually lives next door to us. This is alarming as we have no idea if these strangers have any background criminal past. Also, we cannot determine if there is a burglary in progress since we do not know who lives next door. Then there is the subject of no parking available to the actual homeowners because some of the AirBnB Boarders rent or lease cars which add to the stressful situation of trying to find parking on a street with limited parking. Gone is the quiet neighborhood and gone is the friendliness of neighbors who know each other. This is no longer a residential neighborhood fit to raise a family but rather a commercial business street with strangers who do not care about this neighborhood.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Sincerely,

Martha Santana
12426 Mitchell Ave
Los Angeles, CA 90066

The Honorable Mike Bonin
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

Re: Council File #14-1635-S2, Short Term Rentals

Dear Councilmember Bonin,

My name is Tracy Aldridge. I live on 41 Dudley ave. Venice, CA. 90291. I moved here from Boston in 1998. I have loved living in Venice all this time. But unfortunately lately I have been feeling the push from landlords and neighbors who rent short term. I have a rent controlled apartment.

They are short term renting above me. A single apartment that my friend got evicted from and they are now getting as much as \$5,000. a month for a single apartment. It's crazy!! If I complain about anything they send me a threatening response. I just want my old quiet walk street back where we all knew each other and cared about the neighborhood.

I am writing to urge you to quickly take action to curb the short-term rental problem in Los Angeles, and relieve the pressure it is putting on our neighborhoods.

I have new airbnb tenants above me every few days. They put hardwood floors and I have old windows so it is very loud now and like I said if I say anything I will be bullied by the apartment management. They are threatening to take parking away from people in order to give to the short term renters. It is unsafe to have all different people coming and going.

I ask that you put neighborhoods first, support enforcement of existing zoning and occupancy laws that prohibit short-term rentals, and craft legislation that protects affordable housing, RSO housing, the stability of our communities and the quality of life in our neighborhoods.

Thank you for your consideration.

Sincerely

Tracy Aldridge

Airbnb: A Phenomenon Which Frays the Civic Fabric

The Model

Airbnb is a reservation business. It differs from other reservation businesses because others recruit already existing, legitimate lodging establishments. Airbnb, to the contrary, entices and recruits people who formerly had no intent to rent rooms.

Once a room in a home is rented for fewer than 30 consecutive days, *ipso facto*, a B& B, though operating illegally, is created. Airbnb knowingly recruits people to operate illegal B and B's.

Airbnb connives to create a system that allows people to provide rooms for truant occupancy in a manner that avoids city B and B regulations, the Truant Occupancy Tax (TOT), and the yearly business Tax. Airbnb makes it possible and encourages hundreds of people to break the law.

The Civic Fabric

The Civic Fabric is composed of many explicit and implicit agreements- contracts between lawmakers and

1 of 10

citizens; between neighbor and neighbor. One of these contracts relates to the expectation by citizens that it matters to the lawmakers whether you follow the rules or you don't follow the rules.

This expectation is eroded when the lawmakers send a message that the rules do not matter. This is happening because Los Angeles been assaulted by a savvy and well funded campaign which uses a misleading but poignant public relations campaign and intense lobbying.

Public Relations

Airbnb's PR message which touts "sharing" (often reported in the "LA Times") is a sham. This sham is based on a suggestion that Airbnb brings new money to Los Angeles which money is then shared with it's hundred's of B and B owner participants as they share unused rooms with truant occupants.

This PR message is a sham because Airbnb brings very little new money to Los Angeles. It merely transfers money from lawful lodging businesses to its unlawful B and B participants.

The PR is poignant when a homeowner states that income from his collusion with Airbnb helps pay the mortgage or college expenses.

There is a compelling sympathy for someone who is only
2 of 10

trying to “ pay the mortgage”. * But everyone who provides legal lodging is paying a “ mortgage”. Not only their own but perhaps help with the the rent and mortgage of its employees.

Regulations Now Exist Which Apply to Airbnb

Regulations which are material to the operation of Airbnb now exist. Why are they ignored- even by the people who promulgated them - and seemingly not even discussed?

It is perplexing that the prevailing message is that no regulations now exist which apply to Airbnb. There are hearings all over the city and also the state as though Airbnb is a new phenomenon, as yet unregulated.

But existing Los Angeles B and B regulations unambiguously apply to Airbnb and to its participating B and B's. Even its name -which uses the benign brand of B and B - tells us that it is a B and B business which is regulated in Los Angeles.

The definition of a B and B is:

A building or portion thereof which is used as a temporary lodging place for fewer than 30 consecutive days and which does not contain more than five guest rooms and one kitchen.

This means that the use of 1 to 5 rooms for paying guests constitutes a B and B.

Once a property comes within the definition of B and B it must comply with the following requirements.

The property must:

- Be a single family owner occupied house;
- Be properly zoned;
- Provide specified on site parking ; and
- Have inspected and approved fire sprinklers throughout the entire house (not only the rooms rented).

There are also financial requirements: Monthly payment of TOT to the Office of Finance. The Truant Occupancy Tax, TOT, is 14% of the room cost charged to the guests and is a pass through tax paid monthly. There are significant monetary penalties for failure to pay TOT. The city's business is paid once a year.

Airbnb is nothing if not an entity operated by savvy businessmen with formidable political experts advised by a cadre of lawyers. So its failure to pay TOT might be perplexing if you think it is merely an oversight. Airbnb's failure to pay TOT is not perplexing when you realize it is not an oversight but rather a part of Airbnb's business plan.

Airbnb's Risk/Benefit Analysis

Airbnb's business plan has an analysis of risk and

benefit: the benefit of avoiding TOT payments versus the risk of being caught.

So far, the risk pays off handsomely as city after city requires, merely, that henceforth Airbnb pay TOT, an already existing and obvious duty.

The politicians of Los Angeles ignore most of the city's TOT regulations when none seem interested in collecting TOT for the past 3 years. The law is: whether Airbnb collected TOT or not, knew the law or not, the Office of Finance can collect TOT for the preceding 3 years.

Lobbying

Airbnb? Because for 3 or 4 years when there was little or no public awareness of Air's ubiquitous incursion, politicians were being courted by Airbnb. Airbnb has conducted focused and intensive lobbying which has not included the public.

Remedy

Because of Airbnb's surreptitious lobbying efforts, any council person who votes on an Airbnb matter should be compelled, under penalty of perjury, to reveal his/her communications with Airbnb in detail including place, time and people present during the communication.

There should have been and now should be notice of hearings to people with an interest in Airbnb's activities- particularly legitimate B and B's, small and large hotels.

Extensive notice is required also because Airbnb's model ignores and thereby erodes, *de facto*, existing City Planning and Zoning, and more importantly, safety requirements. Therefore, notice is required as it always is when considering significant zoning changes for neighborhoods.

Because Airbnb has flagrantly ignored tax law for years, any decision made by the City which does not collect past TOT with penalties and interest should require the justification of that decision with findings of fact and conclusions of law.

Because of its superior knowledge and intent to avoid regulation, Airbnb should be the legally responsible entity responsible for all violations of city law.

An agreement with Airbnb which does not require payment of past TOT, with penalties and interest, would be a gift of public funds. Such a gift, with no countervailing benefit to the City nor mitigating circumstance, would and should be subject to a legal action pursuant to the State's Private Attorney General statute.

The Private Attorney General Statute is designed for public use when a governmental entity does not comport with its duties.

Los Angeles Must have a List of Airbnb's B and B Participants

A crafty and essential part of Airbnb's business plan is its specious refusal to reveal its B and B participants. Airbnb hides this information because if its participants are known the city can more easily collect and audit TOT payment.

With a list, residents would be able to tell the Department of Building and Safety of non-conforming B and B's in their apartment complex or in their condominium project or in their neighborhood.

Knowledge of who participates in Airbnb's collusive B and B model is essential in a city such as Los Angeles where the unwritten procedure is that enforcement of the building and safety codes, as well as fire regulations, are enforced almost exclusively by the demand of a neighbor who is impacted.

For a neighbor to ask that zoning regulations be enforced

would take untold hours if it were impossible to verify a violator. * *

Erosion of the Civic Fabric

Collection of the correct amount of TOT, while a basic and important step, is not the complete remedy to correct or avoid erosion of the Civic Fabric. Airbnb impacts the relationship between neighbor and neighbor. We all expect to abide by existing zoning, parking and other city laws and expect our neighbors as well to abide.

We should not have to scrutinize our neighbor when we suspect he/she is renting to strangers on a nightly basis. We should not suffer the disruption of neighborhood harmony in order to enforce rental agreements or condominium covenants. Our scarce parking should not be diminished by an illegal use.

Another important group of people to protect from Airbnb's corrosive effect are the city employees whom we entrust to design city plans and zoning and who enforce these laws.

Airbnb's flouting of Los Angeles' laws says to our employees that their 1,000's of hours of hearings and planning and writing and rewriting results in laws not worth enforcing.

The Lesson- Too Costly

Allowing a well-funded, attractive, savvy business to erode the City Fabric is too costly in terms of future conformance to our laws.

If Airbnb is not held accountable for its flouting of Los Angeles' laws, the message to all of us is: be cunning - chances are good you will never pay the price.

The lesson is: The benefit is worth the risk.

This lesson brings bad consequences for Los Angeles.

*For homeowners who need extra money, there is a legal method for help with the mortgage; a system that does not erode the Civic Fabric. It is called a room mate- someone who has the opportunity to invest in his neighborhood and is known by his neighbors.

If that does not provide enough income, comply with Los Angeles B&B regulations, as all legal proprietors do.

****The City of Santa Monica has recognized the difficulty of enforcing, without a list of Airbnb's participating B and B's, its recently enacted laws which restricts Airbnb's activities. So it has hired 3 new employees to locate violations.**

It is not a right of privacy to keep a business unregistered so it can operate illegally. This contention by Airbnb should not be legitimized by a sham settlement.

Maybe Los Angeles, Santa Monica, San Francisco and hundreds of other cities in the United States should join together to test in federal court Airbnb's refusal to provide a list.