

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 Mike,

While I currently serve on the Venice Neighborhood Council Board of Officers, I write this letter as an individual stakeholder, representing only myself and offering my personal opinions.

My luck in Venice began on May 23, 1997, when escrow closed on my Venice home. The seller (whom I'll call Mo) was a well-known local activist who, though he had fallen on hard times, felt consoled to benefit from two decades of appreciation on his humble 1922 cottage.

Times have been good to me. With steady employment maintaining the computer network for one of our area's top commercial design firms, with great friends and respectful neighbors, I've been further blessed by the ocean breeze, as well as ongoing support in my work to help my community thrive and, in recent years, to survive the onslaught of predatory land investment practices throughout Venice and other local communities.

Others - far more longtime Venetians than I - have not been so lucky. In my community work, I have received emails and calls from tenants subjected to undue pressure to vacate (e.g, 15 Rose). I have seen homes turned into vacation cottages (e.g., the two properties next to mine).

My neighborhood, the Milwood Walk Streets, is one of Venice's most intimate and close-knit areas. We have replaced division with dialog on issues ranging from off-leash dogs to over-height fences. We grapple with mansionization by inciting understanding. But we can't continue to promote community when our neighbors are, increasingly, mobile crews cleaning illegal short-term rentals that used to be homes.

Mike, I count my blessings every day. Let's put neighborhoods first: Enforce existing regulations, craft emergency legislation to prevent further loss of RSO housing, create affordable housing and promote stable residential communities and predictable business opportunities.

Your constituents and mine need protection from "techsploitation without regulation." We can do this, but only with your leadership lighting the way.

Thank you for your dedicated service.

Sincerely,

Jed Pauker

824 Amoroso Place
Venice, CA 90291
310-827-0144

Cc: Mayor Eric Garcetti
Councilmember Paul Krekorian
Councilmember Bob Blumenfield
Councilmember David Ryu
Councilmember Paul Koretz
Councilmember Nury Martinez
Councilmember Felipe Fuentes
Councilmember Marqueece Harris Dawson
Councilmember Curren Price
Councilmember Herb Wesson
Councilmember Mike Bonin
Councilmember Mitch Englander
Councilmember Mitch O'Farrell
Councilmember Jose Huizar
Councilmember Joe Buscaino

I SUPPORT SHORT TERM RENTALS

Honorable Councilmembers:

I am a Realtor in West LA. I use vacation rental services for some of my properties . I am very hands on in maintaining quiet, and clean apartments for residents and neighbors alike.

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 I do. I follow a rigorous safety and security protocol to ensure that the guest and neighbors are happy. I am available by phone 24/7; I respond to any noise complaints by neighbors; and I 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,

Cynthia Satterfield

I SUPPORT SHORT TERM RENTALS

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.

I recently inherited a home in Los Angeles, and I depend on the income I generate from renting it to guests. 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,

A handwritten signature in cursive script, appearing to read "C. Satterfield". The signature is written in black ink on a white background.

frank.ciofalo

Mar 14 (2 days ago)

to me

Hi Paul,

I hope the below email will help....
Do the politicians do anything right in California?

**Best Regards,
Frank Ciofalo
C2C Freight Solutions Inc**

Dear Paul,

It has been almost a year since we last stayed at your house for our family reunion.

Compared to having to live in a one room hotel, the stay at your home gave us the feeling of living in our own home. Needless to say, I doubt we would have found a decent hotel that would accept two dogs. We could come and go as we wished and avoid expensive parking fees and the traffic noise. Living at a hotel does not give you the opportunity to have a cup of coffee, read a paper and enjoy the beautiful garden you have. And to be honest, the cost of staying at a hotel when you consider the high price not just of the room, but dining as well. We did not have to spend \$15.00 for a breakfast.

Please be assured if we ever come back to L.A., we hope to be able to rent your home again.

**Best Regards,
Frank Ciofalo**

Avi Davidzon

Mar 14 (2 days ago)

Dear Paul & Daisy,

Our reasons for coming to your place were:

- Our privacy (instead of a public hotel).
- Feel of a real neighborhood instead of syntactic atmosphere of a hotel.
- Better price for a group of 7.
- Your welcoming session prior to our arrival (a family type of connection), and
- The piano.

Wishing you all the best,
Yael & Avi,
Israel

theo brinkel

Mar 14 (2 days ago)

dear Paul,

thank you for your mail and for the request you included in it. My family and I are very supportive of your case. Let me explain to you - and to the authorities if necessary - that for our vacations we always love to stay in short term self-catering accommodations. There are several reasons for that.

Often, such places are in areas that combine proximity to touristic places of interests with the ability to retreat from all the other tourists. They enable you to see things as the locals do. For instance, I loved to walk from your home to the supermarket and back (silly, I know, but I am a European ☺) early in the morning when things were still quiet. And just experience how it must be to live in such a place. It is great to live in an American home and try to see things as the locals do.

Second, as a family, we like to be in control of our own time schedule. We like to have breakfast and the other meals at the time that we prefer, not according to the schedule of the hotel. We can also decide what kind of meal we have, and we all love cooking! And we can walk around in the kinds of clothes that we feel comfortable in.

Third, we were a large group, with my wife and a, another couple and two single adults. In hotels we would have needed four rooms, all separate from each other. Now we had all the individual space for each on the one hand, and the closeness of being in one house on the other.

Just let me sum up that the fact that we could stay in a self-catering accommodation like yours (as well as in San Francisco, San Diego and elsewhere) made it possible for us to spend our vacation in California. Otherwise we would have gone elsewhere.

Paul, I hope this mail can be useful to you. Over here, spring is in the air as well. After four months of greenness and wetness we actually can see the sun again and sometimes it gets warm outside! I read that you did get some much needed rain in Los Angeles this winter.

Thank you for all the good memories of last summer!

Mark Wolfe

Mar 14 (2 days ago)

Well, I have chosen to stay in this way because I feel I understand that the value of staying in a private home as an alternative to short term hotel booking is priceless in comparison. It allows us do more on vacation, stay longer in an area, be less stressed and be more comfortable at the same time. If I were to have booked at a hotel, I would for one be forced to eat out three meals a day and therefor it would cut dramatically into our fun budget. Eating out at resturaunt's is fun, although having to dig into your wallet three plus times everyday and high priced snacks gets old really quick if your not wealthy.

Hotel quality is so unpredictable, budget verses quality, you have no idea what your really getting with hotel bookings until after your there or have really paid through the nose in hopes of a really good place. I can look at a picture of a house and determine if it's a place that I would live in. I can't do that looking at a professionally done and cropped commercial hotel picture.

Ratings today help but they are Internet dumping grounds and aren't very accurate, they have more to do with various things gone wrong that don't pertain to the hotel in my experience. When positive feed back is left on the other hand, it's because people felt Good feelings like quality family time, being in a comfortable neiborhood, having fun site seeing and being part of the local culture is far more appealing and family friendly in my opinion.

Denise Brady

Mar 13 (3 days ago)

Hi Paul,

I rented your house to come spend a weekend with a friend who was a resident of Los Angeles and who was dying. His very small house was not large enough to accommodate the four of us and a hotel would not have allowed us to care for him. Your house and garden provided a warm and inviting alternative for the end of life discussions and bonding that we needed to have. arrangements we needed to make. In fact he moved into a hospice facility after that weekend.

We would not have been able to have this weekend meeting with our friend and co-trustee if we could not have found a 3 bedroom house that was a .

Our friend died last May and all of his wishes were known and complied with because of that important meet up at your house.

Thanks again.

Denise Brady

Martens, Andreas <mail@martensandreas.de>

Mar 13 (3 days ago)

Hi Paul.

Good to hear from you.

I came to LA for a surgical fellowship at cedars Sinai for three weeks. Since I wanted to bring my family for the trip (wife, two small kids, age 4 + 6 at that time) a family home was an appealing option and perfect solution. Costs were less relevant, but I believe, if I had stayed in an hotel with my family for three weeks in the Beverly hills area, it would have been much more expensive.

My wife and kids loved the fact that we lived in a family home. They very much felt "at home" and would love to come back in the future. This would have not been the case in a hotel or holiday appartement.

Best regards.

Andreas

OA Dr. med. Andreas Martens

Oberarzt thorakale Aorten Chirurgie

Klinik für Herz-, Thorax-, Transplantations- und Gefäßchirurgie

OE 6210

Medizinische Hochschule Hannover

Carl-Neuberg-Str. 1

30625 Hannover



Kathleen O. Mahoney

Mar 21 (2 days ago)

to me

Hi Paul, Good to hear from you and congratulations on the exciting family news of your daughter's wedding!

Not sure when we last touched base, but, we also had exciting family expansion news when Devin and Briana welcomed a second son, Milo Zeke, in October. Kevin and I are traveling out to visit next month for Devin's Birthday. Of course, thanks to the great house you found them, we'll be staying there and not needing to look for a rental! ;-)

My apologies for being a bit delayed in responding...hope I'm not too late to be useful! I hope this is along the lines of what you think might be helpful. It's, perhaps a little lengthy so feel free to edit as you see fit.

We were thrilled to find your beautiful cottage to rent a few years ago when we traveled from our home in central New York State to meet our newborn first grandchild in Los Angeles. It meant a lot for us to be able to stay in your welcoming, homelike cottage and to be in a neighborhood setting near our son and his family's apartment. Their two bedroom apartment wasn't big enough to accommodate us as house-guests nor would we have wanted to descend upon their new family.

We've stayed in hotels/motels on past visits, but these wound up being an inconvenient distance, felt cramped and confining with single room accommodations and lacking privacy in outdoor spaces if these were even available. Hotels also wind up being costly and present a dilemma of whether to stay a shorter time in nicer accommodations or be able to have a longer visit in more basic/affordable lodging. The overall cost of such visits also limits our ability to travel to spend time with our family as much as we'd like.

Your guest house was the perfect solution! For the same cost or less, we enjoyed all the comforts of home...Room enough to "spread out" and have private space with a large living/dining room, separate bedroom, beautiful, modern, fully equipped kitchen and private outdoor patio...we enjoyed walking in the neighborhood- around the corner for a cup of coffee and baked goods or ice cream, wandering through the thrift shop and being able to shop locally for groceries and cook our own meals (of course we also ate out and enjoyed local restaurants, but the cost of eating every meal out as we've done when staying in cramped hotels would've been cost prohibitive over the longer stay we were able to enjoy thanks to the cost savings of staying in a short term rental.). We appreciated being able to do laundry right there as you so graciously made your machines available and enjoying your beautiful, private yard... especially giving our son and daughter-in-law a respite from all that is entailed with the anxiety and fatigue that accompany the joy of new parenthood; we had them over to "our" (your) place for dinner "out" and, as we reveled in caring for our grandson- with room to spread out in the living room, they enjoyed some precious "couples time" in the privacy of your beautiful yard in the luxury of your graciously shared Jacuzzi tub~ what a special evening and family time we were able to enjoy thanks to the wonderful ambiance of your more than comfortable accommodations!

We again gathered our "clan" (including our other children who reside across the country) this past Christmas in Los Angeles so we could all be together for the first Christmas our grandson had a sense of what this family holiday means. Your guest house was occupied by your own family and so we sought out another short term rental that would allow us to all stay/be together in a more homelike setting for this special family holiday. Some of our group were uncertain about traveling away from established home traditions, however, enjoying a home atmosphere, complete with decorations and a decorated tree in the living room, being able to stay together and have more family time, to shop locally and prepare and enjoy home meals together made for a much more enjoyable stay than having all of us in separate hotel rooms, with the headache of having to strategize acquisition of each meal etc. and, the quality of experience this lent will make it much more likely that we'll plan to repeat this experience in the future.

In sum, we travel to LA for mostly family visits however; we've also leveraged these with attendance at several professional conferences in LA, Pasadena, Lake Tahoe (CA) and Long Beach (which we'd have chosen to

access locally if not for the opportunity to visit family). For all of the reasons outlined above, we MUCH prefer staying in the homelike atmosphere with the amenities of a short term rental when visiting LA. Were these rentals not available, we would visit much less frequently which would mean fewer dollars spent in the LA area on professional conferences, rental cars, airport shuttles, grocery stores, dining and entertainment, toys, clothes and amusements purchased by doting grandparents and the flurry of Christmas shopping done by the 5 of us who shopped there on arrival rather than bother to pack and transport all of our gifts with us.

Hope this helps!

And, I'll be looking for that Spring "rebirth of the Earth" you promise! The first day of spring here saw new snowfall (only a flurry but, geez, enough is enough!) and the ground is STILL covered with the white stuff, no longer looking as pristine and beautiful as initially.... We are MORE than ready for the spring renewal!

All the best,
Kathy

Graeme Barnes

Mar 21 (2 days ago)

Hello Paul and Daisy

Glad to have the occasion to say hello. Congrats on your daughter's wedding. If you remember us, we stayed in march 2012, a party of 5 over from France. You don't mention in your mail if there is a particular place to post our comments about our rental. I'll put it on this mail and copy and paste, if necessary elsewhere. Just let me know.

In march 2012 we planned a trip to visit the West Coast National Parks. We were a party of 5 including two couples and one 16 year old. Our vacation time was 2 weeks and we wanted to see as much as possible during our 12 day stay, visiting from France. We are of New Zealand, German and French nationality. As Los Angeles was our starting and finishing point, we also wanted to visit the city and its many attractions. During the time frame of our Los Angeles stay, we found hotel accommodation for 5, too expensive for our budget. We had decided to NOT stay and visit Los Angeles because of this. Finally we managed to find a home rental for 3 nights which suited our budget and allowed us to take in the sights.

Apart from the price advantage, I did my homework to find somewhere near some of the major cinema studios we wanted to visit. This brought us to a very picturesque neighborhood north of the Hollywood Hills which (as a New Zealander living in Europe) reminded me of the American lifestyle I had enjoyed for years, from watching TV shows and films. The main point of excitement for us was living in a typical neighborhood and for those few days, we felt like Americans in our own home, instead of just tourists. The house we rented also offered the advantage of sharing meals in the garden, communal living space, lively boisterous evenings in the kitchen cooking meals. We had a fantastic time spent as a family. All this would have been impossible in a hotel.

On all three evenings, we went to the local supermarket and did our shopping for the next day.

Our reason for visiting the USA and LA was holiday and family time together. Our homestay in LA was the end of our trip and probably the highlight in many respects. This homestay reduced our costs, allowed us to stay in LA and gave us a wonderful few days in a unique experience.

Regards

Graeme BARNES

Merilee and Chester

Mar 20 (3 days ago)

Hi Paul and Daisy,

Sorry for not getting back to you sooner. We had no idea that there was a threat to vacation rentals. We almost exclusively use vacation rentals when we travel both in the U.S. and overseas. We particularly enjoyed our stay at your vacation rental. We find vacation rentals at least equal if not cheaper than Hotels, plus you get the advantage of a kitchen and the ability to cook some of your own meals. You also get a better feel for the locals...living in a neighborhood instead of in a busy city environment. We enjoy walking and we particularly like picking a place where we can walk other than just on the city streets. As you know, I grew up in North Hollywood, so I may be back again to visit friends from old, or for another high school reunion.

Enjoy your daughter's wedding this year and let us know if we can help in any way with your concerns.

Love Merilee and Chester Hobby
South Australia

Barbara Harwood

Mar 27 (3 days ago)

to me

Paul,

We came to LA for a week to celebrate our 50th wedding anniversary. We chose to stay in a vacation rental by owner because they provide a home away from home atmosphere which includes a quiet, relaxing, more private and secure environment ,with more optional locations in residential areas, with easy and convenient parking as an added perk. We are so glad that such a rental is available for a short term, i.e., 3-4 days, one week, two weeks, for less than the same time in a hotel.

Homes are more appealing to us than a hotel or motel. The price is less for a home than one room in a hotel which may include amenities we wouldn't normally use anyway. We wouldn't stay in a large city like LA for an extended period of time if the home facilities were not available because we like the small town atmosphere we get staying in a home or apt which has more space and a kitchen.

Hope this will help. We sure would hate to see this wonderful option eliminated.

Tom and Barbara Harwood

Peter Katrin

1:02 AM (13 hours ago)

to me

Dear Paul,

It is with pleasure that I write you some words explaining why we preferred a short term rental / vacation home.

In summer 2013 we came for vacation to California to revive once more our memories from when we lived in San Francisco. We started in LA, at your place, and then moved on to Sequoia-, Kings-, and Yosemite National parks. After that to Lake Tahoe, Napa Valley, and finally we ended in San Francisco. Not only in LA we rented a short term rental / vacation home, but also in Lake Tahoe and in San Francisco.

For us there are a several reasons to choose a short term rental:

- the main reason: hotels are often horror for kids. They are restricted to one small room. To eat one has always to go to a restaurant (another pain for the kids if they have to sit a long time). In a rental home you can prepare to eat yourself and it is also cheaper. There is more space and you don't sit on top of each other.
- you are located in the neighborhoods and not in one of the business districts of the city.
- we prefer the ambiance of a house or apartment over "sterile" hotel rooms, that basically look all the same.
- the costs are lower

I hope this helps. Would be a pity if one could not rent vacation home in the future anymore!

Thank you Paul and Daisy for your New Year greetings!! We hope as well that you have a great 2015, especially with the wedding of your daughter!

Attached we send you greetings from our ski vacation in Klosters (close to Davos) two weeks ago.

Sandra Fillebrown

Mar 15 (1 day ago)

to me

Hi,

We visited LA for a family member's wedding. I was going to come alone, but when I found a reasonable short-term rental I decided to bring my 2 adult sons and their wives. Separate hotel rooms for everyone would have been very expensive. We then decided to extend our stay beyond just the wedding weekend, since with the short-term rental it was very little additional expense. The relaxed atmosphere of staying in a home and having lots of space gave us the opportunity to visit with each other making it a very nice family vacation. We visited some of the nearby attractions during the day separately (we each had different things we wanted to do), but were able to have relaxing evenings as a group.

Sandy

Kevin Keating

Mar 14 (2 days ago)

Paul and Daisy--

We are a family with young twin boys who were just four on our recent visit to LA. And while we love to travel as a family unit, we cannot stay more than a night in any standard hotel room or even one with a suite, regardless of cost considerations. Whenever we travel, we always seek a place like Daisy and Paul's that is accommodating to a family's needs and has room enough for play areas and the safety concerns associated with the presence of children. If our room choices are confined to hotel living, we would definitely plan shorter stays or not visit that area altogether and opt for a place with broader rental options to fit the needs discussed above.

As for our last trip to LA: while it was for business, we opted to bring the boys and make a family vacation of it. Without an option of a rental home to stay in, I would have come solo for one or two nights to take care of the business only. The family would have stayed home and we would have used our time and resources to vacation elsewhere that year.

Sincerely,

Kevin Keating

To: Office of the City Clerk

To: Jose. Huzar

Sharon Dickenson

Sharon Yin.

Subject:

Please Add to Council files

14-1635

. and

14-0539.

I support Short Term Rentals

To. 213-978-1079

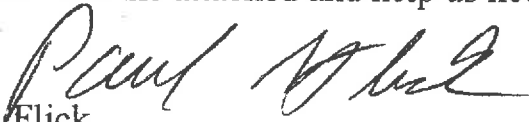
Dear Committee Members,

I support short term rentals in Los Angeles and quite frankly anywhere in the country. My wife and I have had renters in our house on occasion to help us pay the bills. As you know, LA and California in general is not a cheap place to live. Our taxes are just about the highest in the country and the cost of living is just about as bad. We also have used short term rentals when we have traveled for fun or business and it enables us to do both.

The people who have stayed with us have been wonderful visitors to LA and have used short term rentals for various reasons. They have NEVER been a problem for our neighbors and have enjoyed real LA experience.

I have attached a number of letters that i have received from them in support of this type of accommodation. Without the short term rental, I firmly believe that many of these people would not have come to LA and if they did they would not have stayed as long or spent as much money.

Please read the attached and help us keep this business and service alive


Paul Flick,

Fax

To: Richard Williams **From:** Diane Duarte

Fax: 213-978-1079 **Fax:** 424-238-5701

Date: 8/20/2015 5:17 PM **Pages:** 2

Subject: Attention: RICHARD WILLIAMS

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 stylized with large, sweeping loops and a long horizontal tail.

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

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-Coolley
Vacation Living LLC

August 24, 2015

I SUPPORT SHORT TERM RENTALS

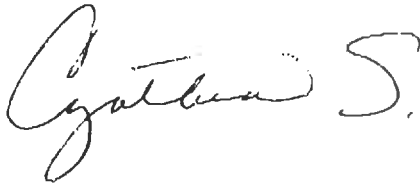
ADD TO COUNCIL FILES 14-1635 and 14-0539

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.

Fax

To : _____ **Date :** 8/21/15
Fax : 12139781079 **Subject :** I support Short Term rentals
From : Lingling Martin **Email :** lingling@sistersmen.com
Phone : 310-6345365 **Pages :** 2

Urgent **Please Reply** **For Review** **Please Recycle** **Please Comment**

Comments :

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

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 Martin

pmariano@gravitasdocufilms.com

9:07 AM (14 minutes ago)

to me

Hi Paul

Happy to hear that all (except for the rental regulations) is going well for you and Daisy. I would be happy to write something (see below). Please let me know if you need something else (e.g. something on my company stationary) and would be happy to provide. We've always enjoyed staying at your place (tried to get in recently, but it was booked). Take care.

Paul

I own and operate a small documentary film company (Gravitas Docufilms) in Northern California. Our last film, "These Amazing Shadows", premiered at Sundance and aired on PBS.

We often travel to Los Angeles for shoots and to meet with our editor, producer and composer. We often stay at Paul's rental home which is an incredible benefit in so many ways. I always save money (between Paul's home and hotel rooms for my entire crew); the accommodations are warm and comfortable (much better than a sterile hotel room); and the convenience of being in a home with a kitchen and a yard makes the stay much more pleasant.

These business trips can be very stressful. Staying at Paul's house makes it much more relaxing....like being at home. I find that myself (and my crew) get a lot more accomplished when we stay there as opposed to a hotel. I often recommend Paul's home to friends and business colleagues traveling to Los Angeles for business or for pleasure.

marilynn arm

7:50 AM (1 hour ago)

to me

My husband and I have rented through VRBO for several years, coming to LA/Studio City to visit family in the area.

A VRBO allows us to shop and prepare our own meals, especially breakfast. We have specific dietary needs, eat organically, and enjoy relaxing in "our own place".

I also don't like daily "cleaning" interruptions.

I would consider it an imposition to be denied the opportunity to be in a neighborhood close to our family.

8/22/15

Dear Councilman Jose Huizar,

I am aware that there has been and currently is some very intense controversy regarding short term rental of residence spaces in Los Angeles, neighboring cities and notably in New York and San Francisco, through the Airbnb organization.

I would like to speak directly to this issue from my experience as a Host of Airbnb over the last two and a half years here in Los Angeles.

Before I do, I'd like to share a little about myself. I have lived and worked in Los Angeles since 1970. Most of my life I have been self-employed as a general contractor and also a realtor however in my youth I worked in Los Angeles as an organizer with others in my community to provide much needed services. Together, with friends and committed community members, we established a child care center, food co-op, community law offices and other supportive services in the Echo Park and Silver Lake areas. Building and working with/in community has been a critical focus of my life and work.

I am now 67 years old and am proudly involved in building and connecting with networks of communities worldwide through Airbnb as a Host. Not only am I able to support myself, but I am able to share life, experiences and my amazing Echo Park/LA community with people from all over the world who have a keen interest in visiting and exploring Los Angeles and learning about our culture here. Airbnb came into my life just when I needed it! My financial reserves for retirement had been exhausted as the result of caring for my elderly parents. I was quite despairing as to how I was going to be able to provide for myself as I turned 65. A friend mentioned Airbnb as a possibility. I explored the idea for several weeks and decided to give it a try. It was possible to start up this wonderful business with a minimum outlay of cash and with low overhead. I also went to the LA City Department of Finance and obtained a business license as a short term residence provider and paid my Transient Tax and have continued to do so every month. So in a very short period of time, using only my existing resources, I was able to pull myself out of a financial crisis, generate steady and solid monthly income, provide a warm and welcoming local experience to visitors willing to spend lots of vacation dollars in LA, and provide a steady stream of cash to the LA City Finance coffers. I have made improvements to my property and its street appeal and have grown more knowledgeable of the resources and businesses in my community so that I can better inform my guests of what is available to them on their stay. I can truly say that I am an avid supporter of my local business as an Airbnb host. My guests also enlighten me as to what local businesses they have tried and loved. This completes the circle of synergistic and energetic involvement that I and my guests provide to my community through our involvement with Airbnb as I am able to give our combined feedback to my local businesses, along with any constructive feedback. More than any other money making career that I have had over the years, my Airbnb involvement has dramatically increased by connection to my community in the most positive, interactive ways.

Airbnb's support for their Hosts and Guests is impeccable and 24/7. Their internet infrastructure is mind-blowingly empowering and they are all about community and connection worldwide. In my mind they are one of the most powerful and positive worldwide organizations for building peace and genuine international people to people relationships, that exists. Because their peer review system is integral to

the Airbnb process, most hosts and guests are very concerned about being good citizens and this creates positive social awareness throughout the Airbnb “culture”.

Airbnb is at the forefront of providing leadership in establishing an exceedingly positive model for what the “Sharing Community” can be. There are always challenges when an old paradigm begins to dissolve and a new one takes its place. Fear seems to be at the forefront of this kind of change. As you know, I am sure, a reactive expression of fear often emanates from lack of knowledge and experience with the “New”. Please do not allow fear to play a role in any decision you may make regarding Airbnb. Please listen to those of us in your community who are grounded in the Airbnb experience. Please talk to my neighbors and find out what is really going on. This is the most positive work life experience I have ever had. My neighbors are very supportive of me and refer me to friends and family. Because of Airbnb I am now much more connected to my neighbors than I was before. I now know when new baby community members are about to be born because their grandparents stay at my airbnb “Cottage” and make return visits to see these new little “Echo Parkians”. I get to be a part of these families in a genuinely connected way.

I respectfully submit that Airbnb is a community builder and strengthener. Myself, my community and my business community would feel a profoundly negative effect if we lost the Airbnb connection and the City of LA would lose a very positive cash flow source as well as a good will generating positive business partner. Please support Airbnb because through its existence it truly empowers both local and worldwide community people in the most positive ways and on so many dense, rich levels.

Thank you for your time and consideration,

Stephanie Woods

Airbnb Host



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, Herb Wesson and Paul Koretz
Los Angeles City Hall
200 North Spring Street, Room 475
Los Angeles, CA 90012

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

Dear Councilmembers Bonin, Wesson and Koretz,

I have been resident of Venice for 15 years now, having moved from 8000 miles around the globe to be a part of this diverse, creative and vibrant residential community. The community and thus the city, and state, have benefitted tremendously from the supply of affordable and rent stabilized residential units to house our wonderful and valuable community members.

The fact that short-term rental operators have removed 15% of our residential units stealthily from the rental market, to unlawfully convert them to commercial hotel use, goes against what I believe the spirit of Venice is about, and against what I know the spirit of our laws are about.

The city of Los Angeles struggles daily with a dearth of affordable and low income housing, much of which is suffered by the residents of Venice.

Many long term Venetians who make up the fabric of our "jewel in the crown of the California Coast" are being turfed out for the sake of these commercial operators making a quick and hefty buck.

It is unconscionable to think that our City, who we look to protect our jewel in the coastal crown, Venice, would tolerate such activities. I fear that the character of Venice that we know and love, and that you are charged with preserving and protecting, will soon be extinct.

It is clear to me that City must act now to protect our neighborhood from the negative impacts of short-term rentals. We cannot wait for new regulations; the existing laws must be honored.

We cannot tolerate how a growing number of speculators are eliminating rental housing and threatening the character of our neighborhoods.

Thank you.

Ilana Marosi,
Venice Stakeholder