

In Support of Council files 14-0593, 14-6535, 14-1635-S2

September 30<sup>th</sup>, 2015.

To: Etta Armstrong and Sharon Dickinson

Dear Councilmembers,

I manage a small number of Vacation rentals in the Studio City, Sherman Oaks and Valley Village areas. They vary in size from 1 bedroom studios and apartments to 3 bedroom homes.

We accommodate a large number of guests who are coming to Los Angeles for various reasons, and stay from a few days to a few weeks.

About a third of our guests are grandparents who come every few months from other states to visit their children and grandchildren who live in the area. About 20% are business travelers, and entertainment industry people coming to work in Los Angeles.

We also have many guests who come for extended medical treatments and desire peaceful surroundings with a garden, kitchen etc to recuperate.

We also welcome large numbers of tourist families from all over the world coming to visit Universal Studios, Hollywood, our beautiful beaches and all the attractions that our city has to offer.

The property owners I represent are paying the required 14% lodging taxes every month which amounts to approximately \$100,000.00/year.

Please also take into account the vast amounts of money that tourists are pouring into our economy for food, restaurants, tickets, rental cars, tours, entertainment venues like Universal, theme parks like Disneyland, and Magic Mountain, outlet mall shopping etc.

Banning vacation rentals would be a huge blow to our recovering economy.

We also employ housekeepers, a gardener, handymen, etc who depend on us for their livelihood.

We are very concerned with ensuring that our guests do not disturb our neighbors and have a strict rental agreement policy which does not allow "parties" or events of any kind.

We fully support the regulation of vacation rentals, which will bring all vacation rentals into compliance, so all may continue to benefit from this popular alternative to staying in more expensive hotels.

All of our guests have expressed their need for vacation rentals as an option. Many are retired on fixed incomes and cannot afford to stay in a hotel and would not be able to visit their loved ones as often. Those I have spoken to have indicated they would be happy to provide letters in support of vacation rentals if needed. Lastly, if you have any questions, please do not hesitate to contact me directly.

Thank you for your consideration.

Sincerely,

Helen Walker

[lagardensuites@gmail.com](mailto:lagardensuites@gmail.com)

(818)404-0070 cell

# Cool Water Cleaning

October 5, 2015

Honorable Council Members:

I am writing this letter to express my support and to let you know the positive impact Short Term Rentals (STR) has had in my personal life and that of my team.

When I started doing housekeeping work over 10 years ago, I was working with a small team comprised of two people. The three of us were doing all the cleaning and providing great customer service. Our priority was always to provide quality cleaning service while being flexible to our customers' needs. One of my goals is to always take care of my team by providing a living wage, flexible schedule, and helping them improve their lifestyle. This approach with the availability of STR's in the area of Venice, helped our business grow. We now have a team of eleven (11) people plus myself handling the work volume. The STR volume accounts for about 80% of our total requests. The existence of STR is critical to the livelihood of my entire team.

The growth of the business has improved my financial situation as well as that of my team. I am divorced with a daughter now in college. The continuous STR work has allowed me to raise my daughter on my own and be financially independent. My daughter is currently in her fourth year at Cal Poly and will be graduating soon. I was able to provide financial assistance for her education so she could focus on her studies.

More positive impact can be seen in my team's well-being. One of the team members started working with us four years ago. Due to our philosophy of paying a living wage (higher than minimum wage) from the initial employment, she has been able to improve her living conditions. When she first started working, she was living with her extended family. Soon after joining our team, she was able to move into her own residence. More recently she was able to move into a larger apartment to accommodate her own family of two sons (5 year-old and 16 year-old sons). Another member joined our team last year. Since joining our team, she has been able to go from living in a single apartment with her two daughters (12 year-old and 15 year-old daughters) to an apartment with two bedrooms. Their living conditions are only one of the many positive benefits the STR market has had in the quality of their lives.

The Short Term Rental market provides valuable benefits to the guests and the local economy, as well as providing sustainable work and income to people like my team and myself. I have been fortunate to work with companies such as Lambert Inc. which provide support and guidance to small businesses like my own, while also managing the properties.

Any legislation against the Short Term Rentals will be detrimental to the livelihood of my team. If we were to lose the STR source of income, our support staff would need to be reduced from eleven (11) to three (3) people, that's a tremendous impact leaving eight (8) people without jobs. I urge you to stop any legislation that will have a negative impact on the Short Term Rentals market.

Thank you for your time,

Rosa Villanueva

**417 Ocean Front Walk | Venice, CA 90291 | 323.422.3986**



P.O. Box 49427 ☐ Los Angeles, CA 90049 ☐ 310-471-8712 ☐ info@brentwoodhomeowners.org

October 5<sup>th</sup>, 2015

Councilmembers Jose Huizar (Chair, PLUM Committee and member, Housing Committee), Marqueece Harris-Dawson (Vice-Chair, PLUM Committee and member, Housing Committee), Gil Cedillo (Chair, Housing Committee and member, PLUM Committee), Felipe Fuentes (Vice-Chair, Housing Committee and member, PLUM Committee), Mitchell Englander (member, PLUM Committee) and Curren D. Price, Jr. (member, Housing Committee)

Councilmembers Mike Bonin, Herb J. Wesson, Jr. and Paul Koretz (respectively, co-sponsors and second of "Short Term Rentals" Motion in CF-14-1635-S2)

Los Angeles City Hall, 200 North Spring Street, Los Angeles, CA 90012

Via Email

***Re: OPPOSED - CF 14-1635-S2, "Short-Term Rentals / Transient Occupancy Tax / City's Affordable Housing Trust Fund" Motion***

Honorable Councilmembers:

The Brentwood Homeowners Association ("BHA") is a volunteer group made up of over 3,100 single family residential property owners in Brentwood. At its regular meeting on September 8, 2015, BHA's board discussed short-term rentals in existing residential ("R") zones where that activity is presently illegal throughout the City of Los Angeles. BHA then contacted our stakeholders, and most all told us they do not want their neighbors operating a short term rental business. We believe the answer would be the same if the question were fairly presented to single family neighborhoods throughout the City. On October 4, 2015, BHA passed the following motion:

***"BHA opposes the Motion in CF 14-1635-S2, sponsored by Mike Bonin and Herb J. Wesson, Jr. BHA opposes any change in the current zoning laws regarding short-term rentals."***

BHA urges that you consider the following four (4) points of concern:

1. The City's current regulations in fact do "anticipate" and "effectively" regulate short-term rentals, contrary to paragraph 4 of the Motion in CF 14-1635-S2. They are illegal in R zones for very good reasons. Brentwood is comprised of cohesive residential neighborhoods with strategically located commercial zones, and the BHA represents a geographic area with over 3,100 single-family homes. Our residential neighborhoods were never intended to accommodate hotel-like environments with transient occupancy by strangers and the noise, parking, traffic, litter and other activities not usual and customary. Neighborhood Watch programs (founded on residents knowing their neighbors) are compromised and emergency responders are placed at-risk by having to

respond to increased and unknown numbers of people coming and going out of what were meant to be single dwelling units. Furthermore, the BHA territory has hillside areas, very high fire hazard severity zones, and areas with limited parking and narrow streets; these factors lead to increased risk for residents and short term renters alike -- particularly since the Bonin/Wesson Motion does not call for fire and public health inspections or compliance.

2. The answer to technology, innovation, and the way that some people want to travel, make friends or make ends meet is not a blanket commercialization of the City's neighborhoods, including Brentwood. Enacting new home-sharing legislation would only be more complex and it is not realistic to expect enforcement of more liberal and multi-faceted rules when the City has not enforced the very clear zoning restriction presently in place. As it is, the City cannot keep up with the myriad online platforms for short-term rentals, some of which (like Airbnb) do not disclose identifying information about the properties such as a simple street address. It is delusional to expect that Airbnb will help with enforcement - - time after time, they have testified before governing bodies throughout the country and refused to divulge any information about their Hosts. **In response to allegations that the City does not have the resources or will to enforce existing zoning, BHA suggests that the existing LAMC be amended to allow property owners a private right of action, with recovery of attorney's fees, in order to halt the illegal operation of short-term rentals in residential zones.**
3. The way to preserve rental housing and protect the character of residential neighborhoods is not to legalize short-term rentals and collect a transient occupancy tax in order to pay for "crucial," yet undefined, city services. BHA is very concerned that residential zones will be negatively impacted as a "money grab" for the City. We are concerned that the City will be drawn to this proposal to achieve additional tax revenues, at the expense of degraded residential property values. The financial problems of a relatively few residents, and the financial problems of the City, must not be solved on the backs of homeowners who had a right to expect that the residential neighborhood in which they made a large investment would not be commercialized in any manner.
4. BHA is extremely concerned about an increasing assault on low-density and in particular R-1 zoning by regulation and planning measures which erode traditional protections long relied-upon by homeowners. We view the Bonin-Wesson Motion as threatening the destruction of the character and safety and cohesiveness of the single family neighborhood that has meant something since the beginning of urban zoning. With respect and great urgency, we request that instead of legalizing short-term rentals, ***the City should take firm steps to enforce existing law.***

Thank you for your consideration.



Sincerely,  
*Raymond Klein*

Raymond Klein  
President  
Brentwood Homeowners Association

cc (via email):

Hon. Eric Garcetti, Mayor, City of Los Angeles  
Michael LoGrande, Director of Planning, Department of City Planning  
Tom Rothmann, Senior City Planner, Department of City Planning  
Raymond Chan, General Manager, Department of Building & Safety  
Lincoln Lee, Chief, Code Enforcement Bureau, Department of Building & Safety  
Larry Galstian, Chief, Inspection Bureau, Department of Building & Safety  
David Lara, Assistant Chief, Inspection Bureau, Department of Building & Safety  
Tricia Keane, CD 11 Planning Deputy  
Sharon Dickinson, Legislative Assistant, City Council PLUM Committee —  
**with request for filing in CF 14-1635-S2**



# BRENTWOOD Community Council

**149 S. Barrington Ave., Box 194, Los Angeles, CA 90049**  
**[www.brentwoodcommunitycouncil.org](http://www.brentwoodcommunitycouncil.org)**

October 8, 2015

Councilmembers Jose Huizar (Chair, PLUM Committee and member, Housing Committee),  
Marqueece Harris-Dawson (Vice Chair, PLUM Committee and member, Housing Committee),  
Gil Cedillo (Chair, Housing Committee and member, PLUM Committee), Felipe Fuentes  
(Vice Chair, Housing Committee and member PLUM Committee), Mitchell Englander  
(member, PLUM Committee) and Curren D. Price., Jr. (member, Housing Committee)  
Councilmembers Mike Bonin, Herb J. Wesson, Jr. and Paul Koretz (respectively, co-sponsors  
and second of "Short Term Rentals" Motion in CF-14-1635-S2)

Los Angeles City Hall, 200 North Spring Street, Los Angeles, CA 90012

Via Email

**Re: OPPOSED-CF 14-1635-S2, "Short Term Rentals/Transient Occupancy Tax/ City's  
Affordable Housing Trust Fund" Motion**

Dear Honorable Councilmembers,

The Brentwood Community Council ("BCC") is the broadest based Brentwood community organization, representing approximately 50,000 stakeholders of the 90049 community. BCC includes homeowners associations, multi-family residential dwellers, business organizations, schools, religious groups, volunteer service groups, public safety and environmental organizations.

At the BCC monthly meeting on October 6, 2015, following extensive discussion of short term rentals, and where same are illegal according to present zoning, the following motion was passed:

"BCC opposes the Motion in CF 14-1635-S2, sponsored by Mike Bonin and Herb J. Wesson, Jr. BCC opposes any change in the current zoning laws regarding short-term rentals."

Thank you for your consideration,

Sincerely,

Larry Watts

Larry Watts, BCC Chairman

cc (via Email):

Hon. Eric Garcetti, Mayor, City of Los Angeles

Michael LoGrande, Director of Planning, Department of City Planning

Mike Feuer, City Attorney

Tom Rothman, Senior City Planner, Department of City Planning

Raymond Chan, General Manager, Department of Building & Safety

Lincoln Lee, Chief, Code Enforcement Bureau, Department of Building & Safety

Larry Galstian, Chief, Inspection Bureau, Department of Building & Safety

David Lara, Assistant Chief, Inspection Bureau, Department of Building & Safety

Sharon Dickinson, Legislative Assistant, City Council PLUM Committee\_

**with request for filing in CF 14-1635-S2**

From: **Maria Luz Zucchella** <zucchella@gmail.com>  
Date: Thu, Oct 8, 2015 at 7:23 PM  
Subject: short term rental in LA- SINGLE FAMILY HOME, INVESTMENT PROPERTY.  
To: [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org)  
Cc: [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org), Ian Lyons <[ian.lyons@airbnb.com](mailto:ian.lyons@airbnb.com)>

Dear Michael,

I see your proposed regulation would create a primary residence requirement for hosts to legally share a home. **I urge you to please consider and allow short term rental in single family homes that are investment properties as this allows landlords to have better control of our properties, and our properties hold their value better as we are able to keep an eye on them on weekly basis.**

As we moved into a bigger home we were able to maintain our smaller home as a rental property –our retirement fund! Our rental is a small high-end architectural single family home in Venice. It is not rent control, nor “affordable” housing.

Our past tenants have been trust-fund babies, Film executives and Financial Advisors, all educated and wealthy. After each tenant left, however, we’ve had to waste time and money redoing floors, repainting entire house and redoing garden.

We started doing short term rental and now we are able to maintain our property in much better shape. Short term guests seem to be more careful. Having a company as a middle man on the short term rental helps us solve any problems (ie, if a guest breaks something, they’ll pay for it). **I understand if properties under rent control may not be allowed to do short term rental, but SINGLE FAMILY HOMES should not endure these limitations, we should be able to rent either long term or short term.**

Why shouldn’t we be able to rent our investment home in a manner that better serves us best, that helps better maintain the value of our property??

**I agree that short term rental should be regulated.** Safety requirements, registration and paying taxes; maybe even certain prohibitions that may cause problems to the neighbors (ie, no parties allowed). **But we should be able to do whatever we want with our own home, this is America!!**

We are not hurting anyone, we are helping the local economy by hosting mainly international guests and people looking into moving to LA.

To those people complaining about bad tenants throwing parties on short term rentals I say: There are good tenants and guests, and bad ones. You don’t know what you get until you do. With a bad full time tenant, however, you are stuck, both as a landlord or as a neighbor. You’d have to go through an eviction process to get rid of a bad tenant, not even sure you can evict someone for just throwing a party??

With short term rental, however, a bad guest will leave shortly, and with your bad review chances are the next host will hesitate before they let them in!!

**PLEASE, let us look after our properties by allowing short term rental on single family homes!!**

Best,

Maria Luz Zucchella

jeffrey

Oct 7 (6 days ago)

richards <jeffrichards55@gmail.com>

to me, matthew.glesne, Sharon.Dickins.

*Honorable Councilmembers:*

*I am a property manager who has been overseeing a few properties for short term rentals for a friend of mine who owns a few properties in the Marina. I am writing to you today to express my support for Short Term rentals in Los Angeles.*

*This position has given me the opportunity to be flexible with my schedule as well as create some opportunities for me that have been beneficial. At the same time we have handyman and cleaning crew personnel that also benefit from the work. I encourage you to please consider the value of short term rentals for all that are involved.*

*Thank you for your consideration.*



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 2012 to AUGUST 2015.

Because of my rental I was able to:

Travel for business at a fair cost

Visit family I would not be able to visit otherwise

Visit Los Angeles for possible re-location

Travel for vacation at a fair cost

Attend a city function I wouldn't have been able to attend otherwise


Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed:

Darren DeImore

Traveler Name Signed:





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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**I SUPPORT SHORT TERM PRIVATE RENTALS IN L.A.**

1 message

**Renee Miller** <springjacket@yahoo.com>

Mon, Aug 31, 2015 at 4:15 PM

Reply-To: Renee Miller &lt;springjacket@yahoo.com&gt;

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "etta.armstrong@lacity.org" &lt;etta.armstrong@lacity.org&gt;

Dear Ladies,

My husband and I have been on vacation to Marina del Rey, Venice Beach, and Santa Monica at least a dozen or more times in the past 22 years. Too many to count! We just love L.A.!!!! We live near Cleveland, Ohio and every January when it is about 10 degrees outside I am already planning our summer get away. We've previously stayed at the former Viceroy and also Courtyard by Marriott in MDR. Lately, the hotels in the beach communities are just priced out of our budget for a week long stay. Not only are the rates expensive but they charge you a daily parking fee which could be well over \$15 a day. For a few years we just vacationed close to home because the hotels were too expensive (on top of the airfare!). A few years ago I was searching the internet for an affordable option to hotels. In 2011 we stayed at a private rental on Driftwood and had such a great experience! We weren't quite sure what to expect, staying at someone else's home. It was an affordable option with lots of privacy, and for a week we felt like "residents" of Marina del Rey. Since then, we have stayed at the same rental, another private rental in Santa Monica, and for the past two years a fantastic hosted rental in Marina del Rey. Not only is it such an affordable option for us, but the location is absolutely fantastic, the rental is perfect for us, and our host is amazing! We have made so many local friends in the past few years while on vacation. We dream about moving to Cali one day! On an economic point, we probably spend around \$1,000 each week while we are vacationing; between food, drinks, tips, trips to the local supermarket, souvenirs, activities, site-seeing, cab rides, etc. On our last trip, my husband broke his reading glasses and spent \$350 at an optometrist in Marina del Rey.

I understand that hosted short-term rentals and private short-term rentals are under review. I hope you find a way to allow these types of rentals to continue so my husband and I can continue to visit the beautiful State of California.

Respectfully,

Renee L. Miller

465 Diamond Ct.

Brunswick Hills, OH 44212



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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## Stakeholder Comment: Short-Term Rental Regulations

1 message

**Josh Stephens** <jrstephens@gmail.com>

Thu, Oct 1, 2015 at 8:06 AM

To: Etta.Armstrong@lacity.org, Sharon.Dickinson@lacity.org, mike.bonin@lacity.org

Greetings,

I am on the Brentwood Community Council. I am weighing in on the short-term rental discussion in my capacity as a Los Angeles resident.

I strongly support the ability of Los Angeles residents to rent rooms and units on services such as Airbnb, with some reasonable restrictions.

"Commercial" hosts who rent units full-time should be disallowed. Hosts should not be allowed to post more than two listings within a metro area.

Hosts and neighbors should be free to rely on existing nuisance laws to curtail the impacts of problematic guests.

STR services should offer hotlines that neighbors may call if they suspect that guests are engaging in untoward behavior.

Hosts must inform guests of prevailing regulations and community standards.

Anyone must be allowed to host, including people in rent-controlled units. Residents of rent-controlled units are not necessarily wealthy and may need extra income from renting a sofa or guest room in order to make ends meet.

With this said, I urge the city to **refrain** from imposing regulations and instead allow STR services to adopt **voluntary** measures to ensure harmony between hosts, guests, and neighbors. As the status quo demonstrates, any regulatory scheme is bound to have unintended consequences. Opinions and passions among stakeholders are far too diverse for any regulatory scheme to address all concerns.

Thank you for your consideration.

Regards,  
Josh Stephens  
90049



August 28, 2015

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

**Re: Council File #141635S2, Short Term Rentals**

Dear Councilmember Bonin,

We thank you for addressing the challenges created by short term housing rentals. It's important that the outreach and research process to understand this community issue highlight the difference between businesses who operate these rentals and citizens who exercise their right to share their primary residence.

Rachel and I are writing as residents who live in CD 11 and as leaders of a local nonprofit Affordable Living for the Aging (ALA). ALA offers solutions for creating affordable housing and reducing isolation among seniors. We accomplish this by constructing new housing and creatively using existing homes. ALA's signature program matches isolated and financially vulnerable seniors together to share homes. Short and long term rentals are vital for our work to help seniors remain in their communities as they age.

The Southern California Association of Nonprofit Housing estimates that Los Angeles County has a shortfall of 490,340 homes affordable to low income and extremely low-income households.<sup>1</sup> Even the recently approved hike in minimum wage will not sufficiently close the gap between what people can afford and the average \$1,400 rent for a one-bedroom apartment.

The status quo response to Los Angeles' housing challenges is to construct new units. It costs \$500,000 to build one affordable apartment and requires several years from start to finish. In addition to preserving affordable units and increasing housing production we must also support models that use existing homes.

Across the entire county 25% of bedrooms are unoccupied and 400,000 people live alone with two or more bedrooms.<sup>2</sup> 152,000 of these individuals are seniors. The 11<sup>th</sup> Council District is home to many of these households particularly in the neighborhoods of West L.A., Palms, Mar Vista, and Westchester. A data sample using four zip codes in these neighborhoods reveals a combined 4,800 seniors living alone and with an extra bedroom.

ALA's Shared Housing Program is a co-ed version of the 80s TV show Golden Girls. Roommates are widowed, divorced or never married, and each match gives seniors a chance to maintain their independence through *interdependence*. Every individual living in a shared home gives and receives something of value.

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<sup>1</sup> NLIHC Analysis of PUMS data, May 2014: <http://www.scanph.org/sites/default/files/Housing%20Need%20LA%20FINAL.pdf>

<sup>2</sup> American Community Survey, 2007-2011 5% PUMS data retrieved from University of Minnesota Population Center database



As incomes stay flat for most seniors and their housing and living expenses increase, many become house rich but cash poor. On top of financial challenges, seniors have unique social needs. Their network of friends and family shrinks and they are at increased risk of loneliness and isolation. Seniors can use an extra bedroom in their home as a way to address financial, social or caregiving challenges. They rent the extra bedroom at a reduced rate in exchange for the renter providing practical support and help around the house. This strengthens seniors' support networks and improves their economic security as well as that of their renter.

By helping older residents find renters, ALA provides a powerful scheme for self-sufficiency – bridging the gap between existing resources and people in need.

The currency of the sharing economy is trust. ALA creates trust by conducting home visits to inspect habitability and background screenings on all participants. ALA provides the infrastructure that makes it easy for people to put their idle resources (extra bedrooms) to good use. ALA's service surpasses platforms like Craigslist because it is backed by a social service agency with a 37-year track record.

Los Angeles' rapidly aging population and housing affordability challenges makes it the perfect laboratory in which to leverage home-sharing as a tool to help seniors and to create more affordable housing for renters.

Thoughtful regulation will ensure that Los Angeles does not limit options for supporting seniors and long-term renters who live and work in the city. Thank you for your attention to this important issue.

Sincerely,

David Grunwald  
President & CEO

Rachel Caraviello  
VP of Programs

### **Affordable Living for the Aging**

ALA is a pioneer in the shared housing field and the only agency providing this service to seniors in Los Angeles County. In 2012, with the support of Enterprise Community Partners and the Archstone Foundation, ALA developed a Strategic Guide on Scaling Shared Housing and hosted a symposium that convened shared housing leaders from Illinois, Vermont, New Jersey, Maryland, Washington, Michigan and California. ALA has laid a solid foundation by disseminating findings and recommendations to national audiences, testing new partnerships, and garnering media attention to complement grassroots outreach efforts. ALA's work has been featured on MSNBC's 'The Cycle', in the Column One section of the LA Times, online at abcNews.com, and on NPR's local affiliate KPCC.





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

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## In support of council files 14-0593, 14-6535, 14-1635-S2

1 message

**Venice Beach Eco Cottages** <vbec@comcast.net>

Thu, Oct 1, 2015 at 11:01 AM

To: Etta.Armstrong@lacity.org, Sharon.Dickinson@lacity.org

Cc: Lanii Chapman &lt;lanii@quasirational.com&gt;

For 3 years, I have owned and operated the Venice Beach Eco Cottages in Venice Beach. It has been a rewarding endeavor for several reasons.

1. It feels good to provide the opportunity for visitors to Venice Beach to enjoy the unusual experience of "living like a local" while on vacation. I have several business and vacation guests that return several times each year because of this, contributing to the local economy.
2. It supports the tourist economy of Venice beach which has few commercial hotel options when compared to the vast number of visitors each year.
3. My neighbors constantly tell me that they enjoy meeting people from all over the world that come to stay in my cottages.
4. Working for a not for profit, the additional income allows me to live a reasonable lifestyle on the westside on my reduced salary. I would not be able to contribute to this not for profit corporation without the additional income that the cottages provide.

The cottages also support the neighborhood in some subtle ways. One of our celebrity neighbors hired a nanny for the summer and put her up at our cottages because it was walking distance to their home because many locals live in small homes that do not have extra bedrooms. We frequently put up friends and relatives of our neighbors for the same reason.

We have a strict "no party" policy due to the dense and intimate nature of the neighborhood and we have never had a complaint.

Plus I collect over \$13,000 per year for the city of Los Angeles in Transient Occupancy Taxes.

All around, I have to conclude that this is a win-win for everyone involved.

Are their short term rental owners that allow parties that disturb the neighborhood? are there some landlords using predatory techniques to evict low income tenants so they can convert to more profitable short term rentals? Are there short term rental owners that fail to collect and pay their TOT? Of course, we have all heard of these abuses and problems. There are thoughtless neighbors, greedy landlords and tax evaders outside of the short term rental industry and there are laws and policies to deal with them. None of these problems are exclusive to the short term rental industry. They are the dark side of human nature.

It seems imprudent and extreme to effectively ban this form of commerce that benefits tourists, owners, the city and the neighborhood, just because there are a few bad apples and some challenges to overcome. In reality all that is needed is a regulatory and enforcement regime that addresses these problems and then we all win.

Your difficult task is to find the correct balance of regulation. I cannot tackle such a complex issue with such a short communication, but I would be happy to be involved in any working sessions on this topic to offer input.

Thank you.

Ross Chapman

(206) 227-2000



Etta Armstrong <etta.armstrong@lacity.org>

## Fwd: 8 GREAT SOLUTIONS FOR STR REGULATIONS

1 message

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

Tue, Oct 6, 2015 at 7:47 AM

--

Sharon Dickinson  
Legislative Assistant  
Office of the City Clerk  
Council and Public Services  
Ph. (213) 978-1074  
Fax (213) 978-1040  
sharon.dickinson@lacity.org



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

From: **Betty Stevens** <beachbaby@ca.rr.com>  
Date: Sat, Oct 3, 2015 at 7:05 PM  
Subject: 8 GREAT SOLUTIONS FOR STR REGULATIONS  
To: Sharon.Dickinson@lacity.org

Hi Sharon:

I have 8 GREAT suggestions I think could appease the concerns of those residents who are opposed to short term rentals in Los Angeles and be a win win for both sides of this issue. I believe if their concerns are addressed we can all live harmoniously together and the city and all the local businesses can benefit from the revenue of TOT taxes and income from the travelers. its a win win for both sides of this issue.

**1) BAN ALL PARTIES at any STRS & REGULATE THE NUMBER OF PERSONS WHO MAY STAY AT THE HOME:** Simply require all rental listings sites to require that all hosts who register their properties with them to agree to certain regulations. One of them would be to BAN ALL PARTIES. Much like the city requires a 10pm curfew for music at wedding and event locations, the city can simply enforce the "No Party's" law. To do this the rules could be such that: If a home sleeps up to 4 person, this is all who may stay and/or visit the home. This may sound strict but if family members want to gather in a large groups they can do so at a local park, beach or restaurant. The home is peaceful sanctuary, reserved for paid guests only and may only rent to the number of persons equal to the number of beds. If the home has 4 beds then it can only rent to no more than 4 persons. Weddings an other parties can be had at registered locations that are zoned for this (such as restaurants, banquet facilities, or registered other properties that are permitted for weddings and events). STRS are not permitted for parties or events. Set the fines high for offenders. \$1500 - \$10,000 depending on the number of guests.

**2) PARKING:** Each property must list the number of legal parking spaces their property has on their application registration and this is the number of parking spaces permitted for guests to have. Additional vehicles are not to take up street parking. NOTE: a large majority of travelers take public transportation or use a ride sharing service so this is and never has been an issue with my STR.

**3) EACH STR LISTING AGENCY MUST PAY THE TOT TAX FOR EVERY LISTING.** This will be far more effective than asking property owners to pay it especially since they are not the ones collecting it and or receiving it. I believe this is the most efficient manner of collecting and monitoring these taxes. Make the listing agencies responsible.

**4) AGREE TO USE THE TOT TAX REVENUE TO BUILD MORE AFFORDABLE HOUSING.** Make a requirement that at least 10% of all rentals in each community must be affordable housing for employees who earn minimum wage.

**5) REQUIRE HOTELS TO PAY THEIR HOUSEKEEPERS \$20/hr. NOT minimum wage!** Most STR housekeepers are independent contractors who earn \$20-\$25/hr. The average HOTEL housekeeper earns \$9/hr, has taxes taken out of that, a set schedule, a uniform and other restrictions. I hardly call that "benefits". My STR housekeeper would rather pay her own health insurance which is far cheaper than the benefit of receiving it as an employee earning minimum wage. If they are complaining they cant afford to live here than make the hotels pay them more than minimum wage!!

**6) SET A LIMIT TO THE NUMBER OF STR'S A BUILDING CAN HAVE.** LETS SAY NO MORE THAN 50%. This will put a stop to these large apartment buildings from being converted.

**7) EQUAL REGULATIONS FOR BOTH SHORT TERM AND LONG TERM RENTERS.** It is unfair and unconstitutional to discriminate against short term renters. All renters should follow the same set of rules and regulations. Parties are for parks, rec centers, bars, restaurants and zoned spaces. they are not for rented apartments, where you stay 10 years or one week. Period.

**8) EQUAL REGULATIONS FOR BOTH HOSTS AND BUILDING MANAGERS:** All hosts and Building Managers must be required to follow the same set of rules and guidelines for managing a property and the renters whether they are short term or long term. This will include posting the HOUSE RULES, reviewing EMERGENCY PROCEDURES & EQUIPMENT (including fire extinguishers and alarms, water shut off valves for sinks, toilets and the building in case of flooding and earthquake and Tsunami evacuation procedures), and a reminder that no parties are permitted.

Thanks for taking the time to read my ideas. Im hoping we can come together on this amazing opportunity to build our community in a way that benefits all residents.

Kind regards,

Betty Stevens

August 20, 2015

The Honorable Jose Huizar  
Chair, Los Angeles City Council Planning and Land Use Management Committee  
City Hall  
200 N. Spring Street, Suite 465  
Los Angeles, CA 90012

**RE: Council File No. 14-1635-S2**

Dear Chairman Huizar,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Planning and Land Use Management Committee meeting on August 25, 2015.

I have discovered Airbnb back in 2012, I guess some of the first years when they were still establishing themselves.

For me, I have to say that Airbnb has been an immediate help to my financial recession I was in at that time. Renting my guest house has become like a full time job that provide me for the money I needed to take care of all my bills, mortgage, etc. As well, I could support my house helper who didn't have a job anymore, now she has a full time with me helping in taking care of my guests. I also like to mention that all the guests I get from Airbnb are referred to local businesses such as restaurants, shops, grocery stores that I believe in a way is a good contribution to our neighborhood.

Home sharing has given me a sense of confidence and security, and the platform is much safer than I imagined. I have the opportunity to interact with my guests before they even stay with me, therefore, home sharing has really grown on me and given me a chance to trust people and build a global community.

Home sharing is a very beneficial enterprise to all of us and by becoming fully legitimate is going to increase the revenues of the City of Los Angeles with all the amenities of the city such as transportations, taxes, and many more. I hope the City can ensure a fair legislation for all of us.

Thank you for listening.

Sincerely,

Tony Miano

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 \_\_9/14/2015\_\_\_\_\_ to \_\_10/3/2015\_\_\_\_\_.  
Also from 6/29/2014 to 7/4/2014 and 6/19/2012 to 6/27/2012.

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that I can continue to have a wide variety of vacation rental options available to me in the future when I travel to LA.

Traveler Name Printed: \_\_Nathalie Tabury\_\_\_\_\_

Traveler Name Signed: \_\_\_\_\_



Dear Councilmember Koretz: [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)

Cc:

[Sharon.dickinson@lacity.org](mailto:Sharon.dickinson@lacity.org)

[Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org)

Dear Councilmember Koretz:

I am writing as the owner of Joan's on Third,. As you know, we are a twenty-year old business located on West Third Street in the Beverly Grove area of your Council District.

I am writing in support of Airbnb and other home sharing websites that bring visitors to local business districts. These visitors are bringing new and much needed dollars to our local community.

There will always be visitors to Los Angeles who prefer to stay in hotels. There are also visitors, including family groups, who very much prefer to stay in a home in a residential neighborhood. We should welcome these visitors also.

Over the last year, Joan's on Third has had customers from all over the world who have been referred by their local hosts.

I hope you will stand in support of the City of Los Angeles by welcoming visitors and offering them choices in the type of accommodation they may select.

Thank you for your ongoing support of Joan's on Third.

Best,

Joan McNamara

Joan's on Third



Etta Armstrong <etta.armstrong@lacity.org>

## Fwd: City!Council File#14C1635

1 message

14-1635

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

Tue, Oct 6, 2015 at 7:48 AM

--  
Sharon Dickinson  
Legislative Assistant  
Office of the City Clerk  
Council and Public Services  
Ph. (213) 978-1074  
Fax (213) 978-1040  
sharon.dickinson@lacity.org



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----- Forwarded message -----  
From: **Gloria Mattioni** <gmattioni@yahoo.com>  
Date: Sun, Oct 4, 2015 at 7:20 PM  
Subject: Re:City!Council File#14C1635  
To: "kevin.ocubillo@lacity.org" <kevin.ocubillo@lacity.org>  
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Re:City!Council!File!#14C1635!!

Dear Councilmember Huizar,

I am a constituent in your district who supports home sharing in os Angeles.

I hope you!will continue to advocate for home sharing in Los!Angeles and draft legislation that supports your constituents who want to participate in the home sharing community.

Best regards,

Gloria Mattioni

10/13/2015

City of Los Angeles Mail - Fwd: City!Council File#14C1635

Gloria Mattioni

gmattioni@yahoo.com

310.703.2678

www.be-reckless.com

<http://https://www.amazon.com/author/gloriamattioni>

Dear Los Angeles City Council,

I am staying, or have stayed, in Los Angeles through the use of a vacation rental during a number of weeks and nights during in the years 2012, 2013 and 2014.

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

More specifically, Robin Wallace's properties, 'Silver Lake Cottage' inspired me and a network of entertainment professionals who were not living in California to relocate and settle in Silver Lake. We now rent or own in the neighborhood and contribute to the local community through charitable volunteering and other other local initiatives that serve to strengthen the neighborhood of Silver Lake. If we had not experienced a home-like environment, we most probably wouldn't have been so inspired or comfortable with a move to the area. The accommodations and genuine local feeling of the abodes are totally unlike any hotel or even airbnb accommodations and I sincerely hope that they will be able to continue to welcome visitors now and in the future.

Traveler Name Printed: Tamsin Glasson 1607 MALTIMAN AVE LOS ANGELES CA 90026

Traveler Name Signed: 

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 (several times over the last 3 years).

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: Sandra Pradas

Traveler Name Signed: Sandra A Pradas

Not being able to rent a vacation home would severely impact our ability to visit Los Angeles in the future. Having the use of a home allows us to visit and help our family in L.A. and provide some home-cooked meals. We spend plenty of money on grocery stores, restaurants, and events that we would not be able to do if we had to stay in a hotel. Hotels are not located in our family's neighborhood and we really need to be close by. We have family spread out and being able to rent a home allows us to meet in one central place. We are a small, quiet, responsible family and never cause problems for the neighborhood. We would be devastated to lose the ability to stay in a real home. We would not share a home with strangers. We want to be the only ones there.



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 February 26, 2016 to March 14, 2016.

Because of my rental I was able to:

Travel for business at a fair cost

Visit family I would not be able to visit otherwise

Visit Los Angeles for possible re-location

Travel for vacation at a fair cost

Attend a city function I wouldn't have been able to attend otherwise

Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: Kathy Nettler

Traveler Name Signed: Kathy Nettler

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 AUGUST 10 to AUGUST 15th 2015

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: CYNTHIA BRADON

Traveler Name Signed: 

510. 889. 6858

Dear Los Angeles City Council,

I am staying, or have stayed, in Los Angeles through the use of a vacation rental during the first week of November in 2014.

Because of my rental I was able to:

Travel for business at a fair cost

Visit family I would not be able to visit otherwise

Visit Los Angeles for possible re-location

Travel for vacation at a fair cost

Attend a city function I wouldn't have been able to attend otherwise

Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

As an additional note, I came to LA as a competitor during the Brazilian Jiu Jitsu World Tournament. I came early to acclimate to the time change, weather and to finish my weight cut. It was important that I had a place that was home-like and the Cottages at Silverlake was exactly that. In fact, I rented three such cottages, which were all near each other, because my family (including my one-year old son at the time) came to support me.

I urge you to allow places like this to continue providing the very valuable service to the community.

Traveler Name Printed: Frank Portella

Traveler Name Signed: f r a n k.

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 March/April of 2012, 2013, 2015 & 2016.

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. A private space affords my wife and I, as well as our two young daughters, more privacy, greater security and increased comfort.

I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was absolutely well-informed of the property rules upon my arrival.

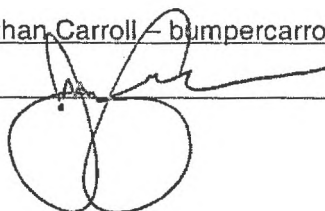
The Cottage in Silver Lake has been (and will hopefully continue to be!) the ideal short-term rental property for my family. Robin and Tim are incredibly thoughtful and conscientious proprietors who are making a significant contribution to the Southland community.

I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future. Your actions will absolutely inform our family's decision to travel to Los Angeles in the future and contribute to its vibrant economy.

Thank you for your time and consideration. I will be paying close attention to this issue and eagerly anticipate the positive and proactive actions I am confident you will take.

Traveler Name Printed: Jonathan Carroll - bumpercarroll@gmail.com - 773.454.8420

Traveler Name Signed: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Jonathan Carroll', is written over a horizontal line. Below the signature, there are two large, overlapping circles drawn in black ink.

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 12/21/14 to 12/26/14.

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: DAUL MYDLESIKI

Traveler Name Signed: 

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: 1/2013 to 8/2015.

Because of my rental I was able to:

X Travel for business at a fair cost

X\_Visit family I would not be able to visit otherwise

\_\_Visit Los Angeles for possible re-location

X\_Travel for vacation at a fair cost

X\_Attend a city function I wouldn't have been able to attend otherwise

X\_Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: Darren Delmore

Traveler Name Signed: Darren Delmore

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 \_\_\_\_\_ May 10 to May 12, 2015 (most recent for Mothers Day).

Because of my rental I was able to:

Travel for business at a fair cost

Visit family I would not be able to visit otherwise

Visit Los Angeles for possible re-location

Travel for vacation at a fair cost

Attend a city function I wouldn't have been able to attend otherwise

Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: \_\_\_\_\_ Mary K. Hudson \_\_\_\_\_

Traveler Name Signed: \_\_\_\_\_ *Mary K Hudson* \_\_\_\_\_



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 2/15/2014 to 2/19/2014:

2/14/2013

2/18/2013

2/17/2015

2/21/2015

Because of my rental I was able to:

Travel for business at a fair cost

Visit family I would not be able to visit otherwise

Visit Los Angeles for possible re-location

Travel for vacation at a fair cost

Attend a city function I wouldn't have been able to attend otherwise

Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed: Mary Kay Subramanian

Traveler Name Signed:



Dear Los Angeles City Council,

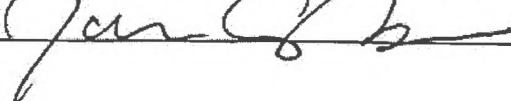
I am staying, or have stayed, in Los Angeles through the use of a vacation rental during the following dates 9.26.15 to 10.2.15.

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that I can continue to have a wide variety of vacation rental options available to me in the future when I travel to LA.

Traveler Name Printed: JONATHAN COOMBS

Traveler Name Signed: 

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 13<sup>th</sup> January to 27<sup>th</sup> March 2015.

Because of my rental I was able to:

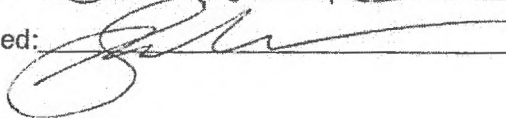
- Travel for business at a fair cost
- Visit family I would not be able to visit otherwise
- Visit Los Angeles for possible re-location
- Travel for vacation at a fair cost
- Attend a city function I wouldn't have been able to attend otherwise
- Have more money to spend during my travels

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that a wide variety of vacation rental options remain available in the future.

Traveler Name Printed:

Sam White

Traveler Name Signed:



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 9/14/2015 to 10/3/2015.  
Also from 6/29/2014 to 7/4/2014 and 6/19/2012 to 6/27/2012.

Because of my rental I was able to:

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

When I travel, I prefer a small but home-like environment, in a real neighborhood, and I prefer to have the entire space to myself. I booked my rental with a property owner who collects Transient Occupancy Tax and remits it to you. I feel I am a responsible guest and that I was well informed of my property rules upon my arrival. I hope you will pass fair regulations for short-term rentals so that I can continue to have a wide variety of vacation rental options available to me in the future when I travel to LA.

Traveler Name Printed: Pepijn Caudron

Traveler Name Signed: \_\_\_\_\_