



PACIFIC PALISADES COMMUNITY COUNCIL

September 28, 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:

Pacific Palisades Community Council (PPCC) is the most broadly based community organization and the voice of the Palisades since 1973. At its regular meetings on May 15 and September 24, 2015, PPCC's board discussed short-term rentals in existing residential ("R") zones where that activity is presently illegal throughout the City of Los Angeles. On September 24th, PPCC passed the following motion:

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

PPCC 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.¹ They are illegal in R zones for very good reasons. Pacific Palisades is comprised of cohesive residential neighborhoods with strategically located commercial zones. 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. Safety of neighborhoods is threatened every time alarm and gate codes are given to strangers, 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 Palisades 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.

¹ Contrary to the Motion in CF 14-1635-S2, Paragraph 4.

2. The answer to technology, innovation, and the way that some people want to travel, make friends or make ends meet² is not a blanket commercialization of the City's neighborhoods, including Pacific Palisades. In response to allegations that the City does not have the resources or will to enforce existing zoning,³ PPCC suggests that the existing LAMC be amended to allow property owners a private right of action, with recovery of attorney's fees, in response to the illegal operation of short-term rentals in residential zones. This amendment would help those Palisadians who told PPCC of negative impacts already occurring from short-term rentals in the Marquez Knolls, Palisades Highlands, Edgewater Towers, Via Mesa Bluffs, Riviera, and along the Sunset Boulevard corridor.⁴

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.⁵ PPCC 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. It is reasonable for homeowners who are rightly concerned about property values and quality of life to be given, at a minimum, the right to prior notice of any application submitted and appeal of any short-term rental permit issued. Any ordinance should also require an inclusive and specific definition of the "hosts" that would pay the Transient Occupancy Tax (TOT), who collects the tax, how the tax would be assessed, where that tax goes and the remedy/enforcement against defaulters. Finally, any ordinance must require that the applicant, property owner and operator (if distinct) pay legal wages, abide by hotel employee protections, and register with California's Employment Development Department.

4. The directive to authorize a "host" to rent "all or part" of their "primary residence" to short-term "visitors," permitting "someone" to rent a "spare room," a "back house," or even their own home while they are "out of town," is untenable. At minimum this ideal should apply to renting "part" of a primary residence that would support a true ideal of "home-sharing" in R zones. In addition, PPCC is well versed on legal challenges that likely will arise should the ordinance attempt to define terms such as "primary residence" or "spare room." Limiting rentals to one or more rooms only when "hosts" "live" on the property is not realistically enforceable; what proof would be provided and deemed sufficient? What time and duration limits would be placed on the "hosts'" ability to travel "out of town" and what proof would be provided and deemed sufficient? None of these measures would prevent the adverse impacts (noise, cars, safety, parties) that accompany short-term rental activity in residential zones. PPCC is well aware of too many areas in which City enforcement falls woefully short. The vague words employed in the Bonin/Wesson Motion, if incorporated in any ordinance (e.g., "primary residence"), will likely lead to less, not more, enforcement and lack of protection for residential zones.

PPCC 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. With respect and great urgency, we request that instead of legalizing short-term rentals, ***the City should take firm steps to enforce existing law.***

² Motion in CF 14-1635-S2, Paragraphs 1, 2.

³ 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. PPCC believes there are currently at least 145 illegal short-term rentals in the Palisades.

⁴ See <http://www.latimes.com/local/california/la-me-airbnb-teeth-20150926-story.html>. If LADBS and the City Attorney cannot decide what kind and how much evidence is needed to take a violation to court, then affected property owners and residents should be able to act and effectuate a judicial remedy.

⁵ Motion in CF 14-1635-S2, Paragraph 4.

Thank you for your consideration.

Sincerely,

Christina Spitz
President
Pacific Palisades Community Council

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
Sharon Dickinson, Legislative Assistant, City Council PLUM Committee –
with request for filing in CF 14-1635-S2

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

9/22/15 to 9/24/15.

I am personally concerned that you would be trying to ban this industry rather than to place fair regulations upon it.

Because of my rental I was able to (check all that apply):

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

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

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

Traveler Name Printed: Adrian S.

Traveler Name Signed: _____

Date Signed 9/22/15

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

Dear Los Angeles City Council,

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

9/23/15 to 9/26/2015

I am personally concerned that you would be trying to ban this industry rather than to place fair regulations upon it.

Because of my rental I was able to (check all that apply):

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

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

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

Traveler Name Printed: _____

Traveler Name Signed: _____

Date Signed 9/23/2015

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

Dear Los Angeles City Council,

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

9/22/15 to 9/26/15.

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

- Travel for business at a fair cost
- Travel for vacation at a fair cost
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I do hope you will pass fair regulations for short-term rentals in this grand city.

Traveler Name Printed: Adrian S.

Traveler Name Signed: _____

Date Signed 09/22/15

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

Dear Los Angeles City Council,

I am staying, or have stayed, in Los Angeles through the use of a vacation rental during the following dates
9/25/15 to 9/29/15.

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

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

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

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

Traveler Name Printed: Patly Jo M. BALL

Traveler Name Signed: *Patly Jo M. Ball*

Date Signed 09/25/15

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

Dear Los Angeles City Council,

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

9-24-15 to 9-26-15.

I am personally concerned that you would be trying to ban this industry rather than to place fair regulations upon it.

Because of my rental I was able to (check all that apply):

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

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

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

Traveler Name Printed: (Signature)

Traveler Name Signed: Storm Mortimer

Date Signed 9/24/15

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

Dear Los Angeles City Council,

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

09/25/15 to 09/26/15

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

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

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

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

Traveler Name Printed: Maria Vasquez

Traveler Name Signed: M.V.

Date Signed 09/26/15

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

The Honorable Mike Bonin
Chair, Housing Committee
City Hall, 200 N. Spring, Suite 475
Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Councilmember Mike Bonin,

I'm writing to ask for your continued efforts to create clear and fair legislation regarding home sharing and short term rentals.

My family and I have benefited greatly from hosting short term guests at our primary residence, while consistently being responsible to assure safety, privacy and respect of our neighbors, local neighborhood and community.

As a recently retired single mother of twins, the financial benefit of short term rentals assists me in covering essential college tuition and expenses for my children.

An unexpected benefit of hosting short term guests, has been the sense of community created at my home, since my children left for college. I have welcomed respectful and considerate guests who are genuinely interested in our local community and culture. These guests have included medical residents on rotation from several different states; a neurobiology PhD student pursuing research for treatment of sciatica; individuals moving to California for new jobs – from other states or countries -- grateful to have time to transition to life in Los Angeles prior to choosing their primary residence; artists with limited stipends to study English in the US; a local family member recovering from heart valve surgery close to her home undergoing construction; a Doctor of Music instrumental student, newly transplanted from Canada; and many parents and family members visiting their children at nearby colleges and universities.

Without exception, every guest has benefited my quality of life. The income has financially contributed to covering college tuition and expenses for my children – and the guests have allowed me to welcome them to my community and share my local referrals – which introduce them to local schools, businesses, professional services, farmers markets, groceries, restaurants, shops, museums, scenic beaches, bike rides, California National Parks and nearby destinations, as well as entertainment venues – including recitals held in local churches to community theater, movie theaters, Disney Hall, Staple Center, Rose Bowl, First Fridays in Venice, and seasonal community festivals.

Fair and clear legislation supporting short term rentals will greatly benefit Los Angeles and our surrounding area, and in turn encourage a greater sense of a caring community. Residents will have clear regulations to responsibly manage short term rentals at their primary residences, both hosts and guests will continue to contribute to the city's overall economic growth, and Los Angeles residents will welcome visiting guests, who are expected to adhere to clear safeguards, assuring neighborhood safety, respect and privacy.

Thank you for your dedicated efforts to create fair and clear legislation in support of home sharing and short term rentals for Los Angeles residents and our greater community.

Sincerely,

Teri Zakzook teri.zakzook@gmail.com

Dear Councilmember Krekorian,

This letter is in regards to Council File #14 -1635 - S2. I understand the city council is considering regulation of home sharing and I would like to you to consider my comments.

I am a US citizen and full-time Los Angeles resident and taxpayer. I am also an occasional renter of my primary residence on Airbnb. My entire family live in the UK. My mother was diagnosed with Alzheimers 4 years ago.

Airbnb has made it possible for me to afford to visit my mother a couple of times a year. Without the ability to rent out my primary residence while I am gone, this would have been impossible. In fact, before Airbnb, I only visited my family once every couple of years. I thank God for Airbnb every day! It has enabled me to be there for my mother and my family throughout the ravages of this terrible disease.

I don't know if you have ever used Airbnb, but in my experience it allows many folk to take trips they would not otherwise have been able to make, just as I have. And to stay longer at their destination than they would otherwise have been able. Many of the visitors I have hosted would not have been able to visit Los Angeles for extended periods of time without the Airbnb option.

It is a fact that many of the trips that I have made to the UK and many of the trips my guests have made to Los Angeles would not have existed without Airbnb. That is the thing I love the most about Airbnb - that it is a win win for everyone involved. Airbnb creates tourism and commerce that would otherwise simply not happen. And this generates local spending and taxes that would also not otherwise have happened.

Airbnb is not for everyone. The people who use Airbnb (guests and hosts) are a unique group of people. They are adventurous and gregarious, willing to share and eager to explore. Airbnb has given them the ability to ACT on those impulses in a whole new way. The argument that Airbnb detracts from the bottom line of traditional tourist hosting venues is, in my own experience, entirely fallacious. Airbnb has and is creating a completely new wave of visitors to Los Angeles that would simply not otherwise exist.

Like all visitors to Los Angeles, my guests are eager to visit Los Angeles tourist attractions, dine in Los Angeles restaurants and patronize Los Angeles stores and shopping malls. The only difference between Airbnb visitors and traditional visitors to Los Angeles is that many, many Airbnb visitors would not have come to Los Angeles in the first place were it not for the Airbnb option, or not come so frequently or not have stayed quite so long. That is a macro win win for the visitors, the hosts and the City of Los Angeles!

I urge you to make simple, sensible, clear regulations that will allow this new "people's commerce" to grow and thrive in the City of Los Angeles and which will allow the city to fully benefit from this new wave of visitors.

Sincerely yours,

Stuart

Studio City

I have lived in Westchester for 20 years as a renter. I am 59 years old and have had difficulty finding permanent employment for the last several years. If it wasn't for renting out my 2nd bedroom on Airbnb, things would be quite dire. Unlike some of the complaints I've heard about Airbnb (people who purchase or rent homes/apts/condos with the exclusive intent of renting via Airbnb), I have lived in the same duplex for 10 years. I screen all prospective renters and I am always here whenever I have an Airbnb guest. Since I am so close to LAX, most of the people that stay with me only stay for 1 or 2 nights at the most. They are usually looking for a cheaper alternative to an expensive hotel for an international layover or a seminar. Most of these folks are paying out of their own pocket and are not reimbursed by any company. They are quiet and respectful, and just looking for a quiet and safe place to stay.

The income that I receive from Airbnb is an absolute lifesaver and I probably would have to move without it. I don't want to see a sweeping broad-brush change that negatively affects people like me. I would be supportive of certain changes, such as paying city taxes, etc. I recently booked a vacation in Hawaii via Airbnb and paid Hawaii lodging & excise tax to my host. Being able to stay at a place with a full kitchen, etc. will save me a lot of money and allow me to make a trip that would be otherwise unaffordable for me.

Please keep examples such as mine in the forefront when you are making your decision about short-term rentals.

Thank you,

Liz Temkin

Hello Ms Armstrong

I have a short term rental in the city of Malibu, County of Los Angeles and support the short term rental market. I have fairly strict guidelines that my tenants must abide by and I respect my neighbors rights. I pay the Malibu occupancy tax and believe the city of Los Angeles should have guidelines for short term rentals, but by no means should attempt to ban them as they provide tremendous economic benefits to the city. The short term rental market is a worldwide phenomenon and doubt that it can be curtailed. It needs to be embraced, albeit, with guidelines and the ability of the city to levy a reasonable tax.

Thank you

Robert Greene, Los Angeles, Ca

Dear Council Members,

I understand Airbnb is coming under review, and I am begging you to please save Airbnb.

I have numerous health problems, including Multiple Sclerosis. Airbnb allows me to live in a neighborhood where I am close to my physicians and hospitals. I could not afford to live where I do without the help of Airbnb.

I understand the concerns some people have about Airbnb, and like any new development in history, something new has always brought concerns and fears. After having many guests come and stay with me, I can't save enough about how much I've enjoyed the people I've met (that I otherwise never could have met), and how delightful they have been to my life.

Since I rarely have the energy to go out and meet new people, Airbnb brings new friends to me--it's helped ease a lot of my loneliness.

Airbnb is not a hotel--on Airbnb, everyone is held accountable to each other, and we already know and get to talk with who is coming into our home before we even agree to accept them as a guest! If there is ever any concern, it's very easy to cancel a guest. I've never had to cancel a guest, there's never been a need. Everyone is open and communicative with each other.

A hotel attracts anyone into a neighborhood--there is no vetting, no accountability, anyone who can afford to pay is allowed to stay. How is that ever possibly safer for a neighborhood?

In terms of parking, that's easily solved by issuing permit parking for neighborhoods--residents get so many parking spaces, and that's it. That's fair, and solves any issues with parking.

I understand we as a community are learning how to deal with these new platforms that have been created for us as a city, like Uber, Airbnb, but in order to fairly make any kind of assessment we must examine both the positive and negative effects on society.

I can not say enough how much Airbnb is helping me in such a bad situation. I would have come to the townhall meeting myself Tuesday night, as I live in the Westside, but I am currently out of town--for a doctor's appointment.

This is my life--medicine, doctors, tests--please don't take away one of the good things left.

Tara Leigh Kittle

TO: COUNCILMEMBER BONIN, KEANE, AND DICKINSON;

It has been my pleasure to serve as AIRBNB host for a little over a year. I first elected to be a host to cover expenses in between the weeks when I did not have an established roommate; I have been renting my spare room out to college students for two years. The extra income has helped me to cover my living expenses, and also to help students in an area of increasing prices for rental units. The area I live in is almost impossible for lower-income people to afford now, prices have been climbing steadily and seems as though it will continue. My house is not a large house, it only has one bathroom, but students or travelers really don't mind, which is quite different from a full-time renter. I have had the pleasure of hosting 4 different AIRBNB guests and would like to share their stories to better understand the nature of the service.

This summer I hosted Daniel, he is a senior at Stanford and was here for the entire summer working as an intern at SNAPCHAT. He was a super-wonderful tenant, quiet and considerate, and really appreciative of the inexpensive and easy accommodation that AIRBNB allows. He stayed for 2 ½ months and was able to cycle to work almost every day. He fell in love with the westside, was offered a job for after his graduation; and may even return to the area because of his great experience!

April was visiting for just one week, she was a student on a very tight budget from Canada; she had sent me an inquiry and I was able to host her for a very low price, something hotels would never consider! She was visiting Los Angeles for the very first time, had taken a bus all the way from Toronto, and needed an inexpensive, safe place to stay. We chatted a bit before she arrived and she was able to see my profile and the neighborhood; which gave her great comfort knowing that she would not be alone in some hotel somewhere, but with an actual person that could help introduce her to the city and the wonderful things to do in the neighborhood.

Michael was here for just a short weekend last fall, he was visiting from northern California, but preferred to stay in a home rather than a hotel so that he could cook his own food and make use of the bicycle that I keep for guests. He had a great time and loved being able to move around the neighborhood easily.

And lastly, I currently have two wonderful young ladies from Chicago staying with me. They are sisters who packed up and moved; hoping to find jobs and an apartment here on the westside. They needed an open-ended arrangement so that they could take their time looking for housing, and through AIRBNB they are able to negotiate a better rate and book continuously without fear of being told to move. They are very sweet and kind, I like to think that they also preferred a "home" environment rather than a hotel. They appreciate being able to cook and have bicycles to use while exploring the area. I don't think they would've been able to be here if it weren't for AIRBNB!!

So, as you can see it is not only for my benefit, but the benefit of travelers that AIRBNB provides such a wonderful service, making the westside an affordable travel destination and also a great way for younger people to live here temporarily.

I hope you will consider keeping the situation AS IS with AIRBNB, it is such a great service for so many different people, guests and hosts alike.

Rebecca Eliason

3923 Redwood Ave. Los Angeles, CA 90066

Councilman,

Wanted to send a quick note to let you know about the value of AirBnB for myself.

I moved downtown almost 2 years ago because I was excited about the growth and renewal of the area.

In the 2 years, I have had a few visitors who specifically wanted to visit and stay in DTLA because they had heard about the renewal and shared my excitement.

I have a place downtown and have guests stay there while I am in town. If it was not for 'sharing' economy, most of these guests would not have stayed downtown and I would have had to move to another area of the city.

While I AM against people converting and renting out multiple units through AirBnB or VRBO as a business, individuals who rent out single rooms are something which brings additional money directly to this community which needs the revenue and needs discovering. There are plenty of business travelers or people who want to splurge and stay in expensive hotels in established neighborhoods, but the guests who have stayed with me see a part of L.A. they haven't seen before, spread the word to other potential visitors and help me afford rent while spending their money at LOCAL restaurants and shops. The good FAR outweighs the bad and I look forward to legislators acknowledging these benefits.

'Sincerely,

Devin Colvin

Please find attached our letter requesting your support of home sharing. It is pasted below for easy reference as well.

Best

Sep/28/2015

To: The Honorable Mike Bonin
200 N. Spring St. #475
Los Angeles, CA 90012

Cc: Ms. Sharon Dickinson, Legislative Assistant
Tricia Keane, District 11 Planning and Land Use Deputy

RE: Council File No. 14-1635-S2

Dear Councilmember Mike Bonin et al,

Home Sharing Saved Our Home

We are writing to ask you to support home sharing. My 5 yo daughter and I live in Mar Vista and have done so since 2010 (Venice prior to that). A number of unfortunate things have happened in the last year including but not limited to a messy divorce and a drastic reduction in income due to the availability of free online material in our field. During several months in the last 6 months home sharing alone has kept us from losing our apartment. There have been months where the income we received from renting out our spare room is what allowed us to make rent. Without home sharing we would have been in dire circumstances and possibly homeless (or rather, moving from friend to friend). The issue with that transiency aside from not being good for a child is it makes rebuilding business and income very difficult. Having been able to keep our home and the stability that provides has enabled us to work on the rebuilding necessary.

A Job

Had we taken in a housemate we would have received half the expenses. Home sharing provided a job for us in return for the extra trouble, time, maintenance and cleaning. We receive more than half the expenses (though it does not fully cover them).

Welfare

My ex wife, after having moved out did not have a space she could home share. To help her cover expenses over her regular job she applied for and received welfare. Through home sharing we have not needed any welfare.

Regulations Are Good

I believe in good and fair rules and regulations. They are an important structure that differentiates us from the many countries around the world that refugees risk their lives to leave.

Taxes

I believe in taxes for as with fair regulation they differentiate us from those countries people die (literally) to leave. However, I ask that a tax on home sharing be considered in light of the service that the taxing party provides. That is, taxes are a payment we make for services rendered on our behalf by elected members and other government employees. Is TOT a tax because there's money to be made or a tax that legitimately covers the costs involved in keeping home sharing safe and fair. I'm sure it costs some money to regulate home sharing but does it really cost the city 10-15%? In that context I ask that taxes on those that share their primary residence be substantially less (if any) compared to those who are profiting as if they were a hotel. We already have to pay federal and state taxes on the home share income.

All of our home share income has been recorded and declared (schedule E, I believe it is).

Local Business

Short term rental places such as hotels were once much more owned by moms and pops however now many of them are owned by large conglomerates. Home sharing allows (at least for the time being) for income to flow back to the families rather than to the conglomerates. Families support local business much more so than conglomerates.

Honestly, Home Sharing Is Great

I really enjoy the guests. Many of them are very interesting, one has become a client and others are interested in becoming clients. In this way home sharing acts as a powerful networking tool.

Home Share Over Hotels Any Day

Personally we stay at home share spaces when we travel for both business and pleasure. It's simply a much better experience than staying in a hotel. And this is also reported to us by the guests we've had stay. It's not for everyone but home sharing provides so much more rich an experience, especially for those traveling from other cultures. When home sharing you get to live in the midst of real families rather than dealing mainly with people who don't enjoy their job but have a fake smile plastered on their face in a desperate attempt to get tips.

Local Disturbances

Parties and local disturbances - surely these can be dealt with without having to ban short term rentals. Such disturbances have been around and have been dealt with since civilizations began and are not a problem of the short term rental industry alone.

Sincerely

Peter Vroom

[Like our Facebook page](#) for #DailyThoughtsOfAMeditationTeacher, research and more on meditation

Peter Vroom

Professional Vedic Meditation Teacher

TheResoluteMind.com

TheResoluteMind.com/blog

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Sep/28/2015

To: The Honorable Mike Bonin
200 N. Spring St. #475
Los Angeles, CA 90012

Cc: Ms. Sharon Dickinson, Legislative Assistant
Tricia Keane, District 11 Planning and Land Use Deputy

RE: Council File No. 14-1635-S2

Dear Councilmember Mike Bonin et al,

Home Sharing Saved Our Home

We are writing to ask you to support home sharing. My 5 yo daughter and I live in Mar Vista and have done so since 2010 (Venice prior to that). A number of unfortunate things have happened in the last year including but not limited to a messy divorce and a drastic reduction in income due to the availability of free online material in our field. During several months in the last 6 months home sharing alone has kept us from losing our apartment. There have been months where the income we received from renting out our spare room is what allowed us to make rent. Without home sharing we would have been in dire circumstances and possibly homeless (or rather, moving from friend to friend). The issue with that transiency aside from not being good for a child is it makes rebuilding business and income very difficult. Having been able to keep our home and the stability that provides has enabled us to work on the rebuilding necessary.

A Job

Had we taken in a housemate we would have received half the expenses. Home sharing provided a job for us in return for the extra trouble, time, maintenance and cleaning. We receive more than half the expenses (though it does not fully cover them).

Welfare

My ex wife, after having moved out did not have a space she could home share. To help her cover expenses over her regular job she applied for and received welfare. Through home sharing we have not needed any welfare.

Regulations Are Good

I believe in good and fair rules and regulations. They are an important structure that differentiates us from the many countries around the world that refugees risk their lives to leave.

Taxes

I believe in taxes for as with fair regulation they differentiate us from those countries people die (literally) to leave. However, I ask that a tax on home sharing be considered in light of the service that the taxing party provides. That is, taxes are a payment we make for services rendered on our behalf by elected members and other government employees. Is TOT a tax because there's money to be made or a tax that legitimately covers the costs involved in keeping home sharing safe and fair. I'm sure it costs some money to regulate home sharing but does it really cost the city 10-15%? In that context I ask that taxes on those that share their primary residence be substantially less (if any) compared to those who are profiting as if they were a hotel. We already have to pay federal and state taxes on the home share income.

All of our home share income has been recorded and declared (schedule E, I believe it is).

Local Business

Short term rental places such as hotels were once much more owned by moms and pops however now many of them are owned by large conglomerates. Home sharing allows (at least for the time being) for income to flow back to the families rather than to the conglomerates. Families support local business much more so than conglomerates.

Honestly, Home Sharing Is Great

I really enjoy the guests. Many of them are very interesting, one has become a client and others are interested in becoming clients. In this way home sharing acts as a powerful networking tool.

Home Share Over Hotels Any Day

Personally we stay at home share spaces when we travel for both business and pleasure. It's simply a much better experience than staying in a hotel. And this is also reported to us by the guests we've had stay. It's not for everyone but home sharing provides so much more rich an experience, especially for those traveling from other cultures. When home sharing you get to live in the midst of real families rather than dealing mainly with people who don't enjoy their job but have a fake smile plastered on their face in a desperate attempt to get tips.

Local Disturbances

Parties and local disturbances - surely these can be dealt with without having to ban short term rentals. Such disturbances have been around and have been dealt with since civilizations began and are not a problem of the short term rental industry alone.

Sincerely

Peter Vroom

Dear Council members,

My name is Jerry Hannan, and my spouse's name is Chiu Kwan. We have lived in Los Angeles since 1981 and have enjoyed our home in Eagle Rock for the past 14 years.

Like many people, we were affected by the economic downturn of several years ago. We suffered great losses and have been forced to seek additional ways to produce income. Having backgrounds in real estate, we were told about vacation rentals by a friend, who thought we might enjoy it more than traditional rental properties. The decision to open up our home and hearts to complete strangers from all over the world has been our best one in many years.

We share our home with people who may not have the resources to visit Los Angeles in the typical way... hotels are expensive! We have met beautiful, caring and conscientious people who love the idea of housing that is much more than a temporary place to hang a hat. Our experiences with these people have been overwhelmingly positive, not to mention productive, as the money generated has truly been a life-saver for us, as we were on the brink of going completely broke.

We love our Eagle Rock community, and we never fail to promote the local businesses, referring our guests to them constantly. It feels wonderful to us that we can play a small part in the growth and prosperity of our neighborhood.

As I've mentioned, our guests come from all corners of the earth, and we've made lasting friends with many of them. As I've also mentioned, a good number of them would not have been able to afford visiting our amazing city without the help of people like us who are willing and eager to share our homes.

The whole process has been a blessing from the start, and we hope that we can continue to be unofficial ambassadors for the city of Los Angeles and the community of Eagle Rock. The concept of home-sharing is a beautiful thing... please let us know what we can do to ensure that we can keep spreading the brotherhood to the common, human community.

Sincerely,

Jerry Hannan

Leandro Vasquez

4450 Ellenwood Drive Apt#3

Los Angeles, Ca. 90041

Re: City Council File# 14-1635

September 25, 2015

Dear Councilmember Huizar,

I am a constituent in your district, who is writing to let you know that I support home sharing and the Council's effort to draft fair and sensible home sharing legislation in Los Angeles.

The beginning of 2014 started off as a good year for me with a freshly new apartment in a Glassell Park neighborhood that I had always longed to live in. Unfortunately, an injury from the year prior caused me the inability to perform at work. In March, 2014 I filed for disability and was off from work for the whole year before receiving knee surgery. During this time I was faced with the fears of how I would manage and support my household without the crutch of a regular paycheck. The first few months were not worth the stress and worries, especially the expenses of rent, a car note, child support and food. I later found out about Air B&B through a friend that recommended it and I gave it a shot. The rest is history and saved my life.

I am a proud member of my community in the Glassell Park, Eagle Rock, and Highland Park area. There are no near-by hotels that could accommodate the majority of my guests who book with me for the purpose of visiting Occidental College. I get many guests that prefer the accommodations of a home setting, over the hotel scene without the luxuries of a kitchen or laundry room and the constant idea that one needs to be pampered on travel. This experience with Air B&B has taught me a lot about people and trust, while giving me a great lucrative opportunity to supplement my income.

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

Best Regards,

Leandro Vasquez

Dear Council members,

My name is Jerry Hannan, and my spouse's name is Chiu Kwan. We have lived in Los Angeles since 1981 and have enjoyed our home in Eagle Rock for the past 14 years.

Like many people, we were affected by the economic downturn of several years ago. We suffered great losses and have been forced to seek additional ways to produce income. Having backgrounds in real estate, we were told about vacation rentals by a friend, who thought we might enjoy it more than traditional rental properties. The decision to open up our home and hearts to complete strangers from all over the world has been our best one in many years.

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Sincerely,

Jerry Hannan

We are in favor of allowing Short Term Rentals in our neighborhood.
We rely on the extra income generated from the Short Term Rental of our Guest House to offset our mortgage as we raise our 4 children in Mar Vista.
We pay our Transient Occupancy Tax, Income Tax, and Property Tax.

Thanks
Erik A. Drageset

I am concerned about the proposals to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I am very concerned about one aspect of your proposals which could affect me personally:

I own a 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 could make it illegal for me to rent out my own 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 only home in America 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.

Thank you for your interest in this matter.

Sincerely,

Anthony Parry

Currently living in England through no fault of his own



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: 100 more people signed "Los Angeles City Council, Economic Development Committee - Curren Price, Chair: Support fair short term rental regulation for home-sharers and vacation rentals alike."

1 message

Richard Williams <richard.williams@lacity.org>

Tue, Sep 29, 2015 at 7:36 AM

To: robert@la-stra.org

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

Dear Mr. St. Genis

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

If you wish, you can address your petition directly to the Councilmembers who Chair or are on the committee(s): <http://lacity.org/city-government/elected-official-offices/city-council/council-directory>

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

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

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



On Sat, Sep 26, 2015 at 2:52 AM, <mail@changemail.org> wrote:

change.org New signatures

Mr. Richard Williams, Legislative Assistant – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Los Angeles City Council, Economic Development Committee - Curren Price, Chair: Support fair short term rental regulation for home-sharers and vacation rentals alike.



Petition by Robert StGenis · 100 supporters

100 more people signed

[View petition activity](#)

RECENT SUPPORTERS



Karen E Smith

Gaithersburg, MD · Sep 08, 2015

When I travel I routinely rent apartments or homes. It is more convenient for families, large groups of friends and it is more comfortable. It also helps individuals make extra money. This ban only benefits the hotel industry.



Linda Kalicki

Huntington Beach, CA · Sep 03, 2015

As a homeowner I should have the right to rent my home for short term use. It seems to be ok to put high rise hotels in communities but not ok for a homeowner to rent his or her home. When is the city going to stay out of everyone's business.??The city also has no business going to property listing sites releasing private information of property owners bookings. It is our constitutional right to privacy!!!!!! I am getting pretty disgusted with the cities overreach, and am beginning to believe we are living in a police state. I believe the hotel lobbyists have a lot to do with this. They don't want added competition. This is a loose situation for all involved. The city looses out on added revenue, the renter looses out on many choices for accomodation, and the owner looses additional income as well. I support short term rentals!!



Van Christian

Los Angeles, CA · Aug 19, 2015

To prevent the city from allowing STR's through AIRBNB...



cristina haga

Culver City, CA · Jul 30, 2015

I am a short term rental property. I believe this service has saved me personally from loosing my home.



Rick Silva

Los Angeles, CA · Jul 28, 2015

I believe that if we have a space for travelers we can provide them with good safe hosting, and for actors in this city struggling it allows us to survive this brutal industry and economy.

[View all 100 supporters](#)

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On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to Richard.Williams@lacity.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

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[Petitioning Los Angeles City Council Mr. Richard Williams, Legislative Assistant and 1 other](#)

Support fair short term rental regulation for home-sharers and vacation rentals alike.



[Robert StGenis Los Angeles, CA](#)





Robert StGenis
Los Angeles, CA
201
Supporters

**Fight the ban on vacation rentals.
Protect your constitutional right to privacy.**

If you've ever rented a bamboo beach shack, a mountain cabin, a chic city flat or a cozy cottage, you know that property listing sites like Airbnb, HomeAway, Flipkey and others have changed the way we travel. They offer amazing, unique, private rental properties—the only way to truly experience a destination.

But the opportunity for such unique travel experiences may soon end.

The city of Santa Monica, California recently passed an ordinance that bans private vacation rentals, forcing millions of travelers to choose between a few high-end hotels or a spare room in someone's home. Even worse, the city now requires listing sites to release private information about property owners and their bookings—despite our constitutional right to privacy.

Los Angeles, a world leading tourist destination, is presently considering similar legislation. What happens in the nation's second-largest city will set a precedent elsewhere, and makes LA's upcoming regulation a national issue.

- If you:
- support short term rentals...
 - believe you have a right to enjoy them...
 - are a short term rental host yourself...
 - or even if you might someday want to rent out your property...

...your voice should be heard.

The Los Angeles Short Term Rental Alliance (LASTRA) is an organization of Los Angeles STR proponents, from single-room Airbnb-ers to multi-property vacation rental managers. We banded together to speak up for reasonable regulation and responsible management of the area's growing STR industry. [Click here to check out our Economic Impact study that shows how STRs help LA thrive.](#)

We hope you'll be part of the conversation. Please show your support. Leave a note in the comments box of how you value short term rentals. Most importantly, please sign our petition today.

For more information, please visit: www.la-stra.org

Letter to
Los Angeles City Council Mr. Richard Williams, Legislative Assistant
Los Angeles City Council, Economic Development Committee Hon. Curren Price, Chair
Please support fair short term rental regulation for home-sharers and vacation rentals alike.

We feel that the claims typically made against short term rentals (STRs) are

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-
1. 4 days ago
200 supporters
 2. 4 months ago

Reasons for signing

- [Most Popular](#)
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- [chris davies](#) SANTA MONICA, CA
 - 3 months ago
 - Liked 1

I believe that property owners have a right to rent their property to vacationers for less than 1 month. i believe we can have some limited regulation on rentals to sub-lease to short-term. but if you own property, you have rights.

REPORT THIS COMMENT:

This comment is inappropriate

- [Mark Galanty](#) PACIFIC PALISADES, CA
 - 3 months ago
 - Liked 1

1. Good for Los Angeles Economy

2. Provides short term rentals for people who a. Remodeling house b. Between houses and looking for housing. c. Visiting and can't get a hotel or motel, or have a family and need a place to stay, or have pets and need a place to stay while visiting and spending money in Los Angeles, d) Want to visit for more than a few days and a hotel / motel with no kitchen does not make sense, e) Nice to stay in a house, a garage for the rental car, f) Want to rent a house that is furnished, such as a film director, actress, movie star, businessman and his family, and his pets, e) Doing business in Los Angeles and need a short term or medium term home (such as a businessman / woman who has offices in several cities.

This makes sense for Los Angeles, for business in Los Angeles, etc.

Do not reduce short term or medium term housing, regulate the issues, such a noise concerns if any.

Thank you,

Mark

REPORT THIS COMMENT:

This comment is inappropriate

- [Anthony Bradley](#) DENVER, CO
 - 3 months ago
 - Liked 1

This stinks to high heaven of the hotels trying to protect their businesses by forcing small entrepreneurs to close.

REPORT THIS COMMENT:

This comment is inappropriate

- [corinne castro](#) LONG BEACH, CA
 - 3 months ago
 - Liked 1

We don't need bans on STR, we need reasonable solutions so that homesharing is possible for those who choose to