



Etta Armstrong <etta.armstrong@lacity.org>

In reference to Home-Sharing Ordinance: CF#14-1635-S2

1 message

Isabelle Dahlson <isabelleroses@gmail.com>

Tue, May 17, 2016 at 10:54 PM

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

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

From : Isabelle Dahlson
Council file number: CF#14-1635-S2

Venice Beach, CA 90291
Planning commission file number: CPC-2016-1243-CA

To whom it might concern

I am very excited that an ordinance has been drafted and cannot wait for regulation to begin to have clear rules to abide by. Overall I feel that the

Ordinance has a number of excellent items included such as the requirement to register as a home-sharing host, As well as the "Host Requirements" listed under Section E. I

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

I'm a single mom with 3 children. Unfortunately one of my daughters was involve in a car accident and became quadriplegic. She needs 24 hrs care.

I'm facing with the challenge of unexpectedly living.

I became her 24hrs care giver and because of this situation it makes me unable to hold a full-time job.

I started renting one of our bedrooms from my primary residence on Airbnb and that income has allowed me, to stay in our home and support my family.

Being an Airbnb host has become my job and I take it very seriously. The 90-day limitation seems to unfairly discriminate against people like me for whom home-sharing is our livelihood.

What is the reason for this limitation?

It seems arbitrary and unnecessary. Especially if a host is in compliance with all other requirements of the ordinance there should be no limitation. If a host ensures that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, there should be no limitation on the number of days permitted to home share. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue.

Guests who stay in my room have informed me that they would not be able to travel to Venice Beach were it not for affordable rentals on Airbnb. It is a great increase of tourism in our community.

Home-sharing allows low-budget tourists to bring their tourism dollars to

Venice Beach - funds which would otherwise be lost to more affordable travel destinations.

I respectfully implore you to please re-consider the 90-day Home-Sharing limitation

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

Regards

Isabelle Dahlson



Etta Armstrong <etta.armstrong@lacity.org>

CF#14-1635-S2

1 message

doomnation <kortcomponent@yahoo.com>

Tue, May 17, 2016 at 9:24 PM

Reply-To: doomnation <kortcomponent@yahoo.com>

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

To whom it may concern:

I am writing in regards to the proposed ordinance for home sharing. The recent article in the LA Times citing that AirBNB, only one of the home-sharing sites in Los Angeles has brought 920 million dollars to the LA Economy. I am terrified to think if the ordinance passes as it's currently written, what will happen without that additional revenue to the LA economy. I know many hosts are concerned that the 90 day limitation and extremely difficult registration process and high fees will prevent them from renting out a room in their primary residence. I too am afraid of this. I see this as only a positive resource for LA home-owners and visitors, plus once LA starts collecting TOT, that'll bring even more revenue to our economy. Please remove the day limitation and high fees as well as make the registration process online and simple to use.

Thank you,

Dominic McCarthy

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

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

4550 Nagle Ave

Sherman Oaks, CA 91423



Etta Armstrong <etta.armstrong@lacity.org>

CF#14-1635-S2

1 message

Jocelyn McCarthy <jocelynm@gmail.com>

Tue, May 17, 2016 at 9:01 PM

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

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

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

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

Please I urge you to reconsider the ordinance for the AirBNB:

I support hosts paying TOT but to limit it to 90 days and to make it an impossibly hard and cumbersome registration process will not only hurt the LA economy, but hurt middle-class homeowners trying to survive in this absurdly expensive city.

Please reconsider the ordinance set forward.

Thank you.

Best regards,

Jocelyn McCarthy

4550 nagle ave

Sherman oaks, ca 91423



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2

1 message

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

Tue, May 17, 2016 at 1:57 PM

Please upload email and attachment. Thanks.

--

Sharon Dickinson, Legislative Assistant
Planning and Land Use Management Committee
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: **Trish Burt** <patriciaburtaa@yahoo.com.au>
Date: Wed, May 11, 2016 at 3:07 PM
Subject: SUPPORT – PROPOSED SHORT TERM RENTAL ORDINANCE CF #14-1635-S2
To: "countilmember.bonin@lacity.org" <countilmember.bonin@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Dear Council President Wesson and Council Member Bonin

Please know that I support any efforts to curb commercial short-term tourist/visitor letting of residential housing.

Located in Sydney, Australia, I live in a property which was run by the so-called 'caretaker' as a quasi-hotel (without hotel staff/infrastructure) for 18 years. Court Orders effective as of 01 October 2015 have stopped this. In short, our home life has been hell, plus the financial impact on our home lives was truly permanent and shocking.

There is currently a Parliamentary Inquiry into the adequacy of legislation covering short-term letting in our State. You may be interested in the attached document, which in the last week has been presented to Parliamentarians plus senior staff members of our Department of Innovation and Better Regulation and the Department of Environment and Planning.

On numerous occasions our Land and Environment Court has judged that *mixed use*, short-term letting and permanent residential occupancy, are **fundamentally incompatible**.

To date I have had three telephone calls from an anonymous caller plus 33 threats of litigation/calls for costs for

calling into question the activities of those involved in short-term letting. I was told four years ago in the most ferocious of fashions that I would be *named and shamed and hunted down and sued*.

Currently I am dealing with letters from lawyers claiming against me *Defamation, Misleading and Deceptive Conduct and Injurious Falsehood*. With such enormous amounts of money to be made from this "Illegal Use of Premises" (as declared by the Council for the City of Sydney), the level of threat to anyone who holds an opposing view is equally enormous.

Please respond to all calls to safeguard residential housing from commercialization and protect communities and the home lives of residents.

Sincerely

Trish Burt
1701/38-42 Bridge Street
Sydney NSW 2000
Australia
www.bridgeportapartments.com.au

 **A Fundamental Incompatibility (2).pdf**
7489K

SHORT-TERM LETTING – A FUNDAMENTAL INCOMPATIBILITY

“I find that there is an (sic) fundamental incompatibility between a mix of residential and serviced apartments that share the same floor and access points.

I do not accept that a management plan will provide an effective means of addressing potential amenity impacts that may occur on the site.”

Compiled for Rhys Bollen and Matt Press

Trish Burt, Bridgeport, 1701/38-42 Bridge Street, Sydney
10 May 2016

The New South Wales Land and Environment Court

“A Fundamental Incompatibility”

We Know...We Live Here

“I find that there is an (sic) fundamental incompatibility between a mix of residential and serviced apartments that share the same floor and access points. I do not accept that a management plan will provide an effective means of addressing potential amenity impacts that may occur on the site.

There is a difference in the living and activity patterns and the behaviour of short and long-term residents, and the responsibility to resolve and control any conflict between the uses and occupants falls entirely upon the serviced apartment managing agency. Short term residents have no long-term interest in the maintenance of the amenity within the building or the surrounding area.”

“The inherent conflicts associated with the proposed scale and mix of residential and serviced apartments, in particular, the co-location of apartments on the same building levels and using the same points of access, would result in unacceptable disturbances to longer term residents and diminution of the experience of serviced apartment guests, contrary to the City’s goal of maintaining a high standard of amenity for residential apartments.

The proposal does not provide separate lift access and separate entrances between serviced apartment users and long-term residents, contrary to the DCP. The consequential impacts on safety and amenity are not acceptable.

The proposal will require extensive building upgrades for fire safety and for access for persons with a disability. The proposal will likely lead to a disproportionate financial burden on long-term residents, in terms of retrofitting the building, and as well, for operational repairs and maintenance.”¹

“I am not satisfied that the proposed development adequately addresses part objective (d) in that appropriate amenity cannot be provided with a mix of residential and serviced apartments that share the same floor and access points.”²

“...the respondent “readily agreed that she could not guarantee compliance with the House Rules or the Code of Conduct. As Ms Bennic stated, “I have no control over any other person do I really, in realism (sic), I can only control my own conduct I can’t control other – other people’s conduct.””³

¹ [2011] NSWLEC 1054 <https://www.caselaw.nsw.gov.au/decision/54a6344b3004de94513d841a>

² <https://www.caselaw.nsw.gov.au/decision/549f852b3004262463ac24f0>

³ <http://www.austlii.edu.au/cgi-bin/sinodisp/au/cases/nsw/NSWLEC/2013/61.html>

Summary of Crime in High-Rise Buildings: Planning for Vertical Community Safety

An Australian Institute of Criminology Report ⁴ undertaken by Griffith University and entitled *Risky facilities: Analysis of crime concentration in high-rise buildings*, found conclusively that:

1. Buildings with long-term residents recorded the lowest levels of crime,
2. Buildings with short-term tenancies (Holiday Apartments, Hotels etc) had the next highest level of crime,
3. **Buildings with Mixed Tenure (both long and short-term tenancies) recorded the highest levels of crime.**

PROBLEMS IN RESIDENTIAL BUILDINGS

Offence	Frequency	Proportion
Other Theft (excl. Unlawful Entry)	3168	0.29
Drug Offences	1429	0.13
Good Order Offences (disorderly behaviour)	1352	0.12
Unlawful Entry	1105	0.10
Other Property Damage	895	0.08
Unlawful Entry With Intent - Dwelling	805	0.07
Assault	529	0.05
Liquor (excl. Drunkenness)	302	0.03
Unlawful Use of Motor Vehicle	244	0.02
Unlawful Entry With Intent - Other	236	0.02
Fraud	232	0.02
Handling Stolen Goods	152	0.01
Breach Domestic Violence Protection Order	86	0.01
Weapons Act Offences	86	0.01
Sexual Offences	83	0.01
Miscellaneous Offences	75	0.01
Trespassing and Vagrancy	70	0.01
Robbery	62	0.01
Other Offences Against the Person	59	0.01
Prostitution Offences	36	0.00
Unlawful Entry With Intent - Shop	34	0.00
Arson	11	0.00
Other Homicide	2	0.00
Gaming Racing & Betting Offences	1	0.00

⁴ <http://aic.gov.au/publications/current%20series/tandi/461-480/tandi476.html>

365 Days/Nights, Every Year, for 18 Years...

Constant In/Out, Parties/Anti-Social Behaviour, Brothels...

"Take Notice that the Order made by the Land and Environment Court on 27 March 2015 and entered (which bears this Penal Notice) will, if you disobey the Order, render you liable to imprisonment or to sequestration of property in addition to liability for a fine..."

BRIDGEPORT APARTMENTS SYDNEY

Development Consent " ... must be used for permanent residential accommodation and not for the purpose of a hotel, motel, serviced apartments, tourist accommodation or the like, either both in accordance with the Planning Development Policy for the City Centre, adopted 12 August 1992."

THE REALITY 365 DAYS AND NIGHTS OF EVERY YEAR... Constant Arrivals/Departures, Parties/Anti-Social Behaviour etc

"I would show that the repeated behaviour, the sign that they clearly intend to continue with illegal short-term lets and the bullying of owners who are trying to uphold the law would go against them."

"I believe you prosecute behaviour in all this was to bring owners who would need a \$500k+ outlay to fight you in court. This was various arrangements of the worst kind and may be appropriate in Parliament but there's no place for it in a stress scheme - and you can quote me on this." (Anthony Trueman, Short Journalist)

Some of the photos were taken by the author and some were taken by the author's friends.



"I would show that the repeated behaviour, the sign that they clearly intend to continue with illegal short-term lets and the bullying of owners who are trying to uphold the law would go against them."



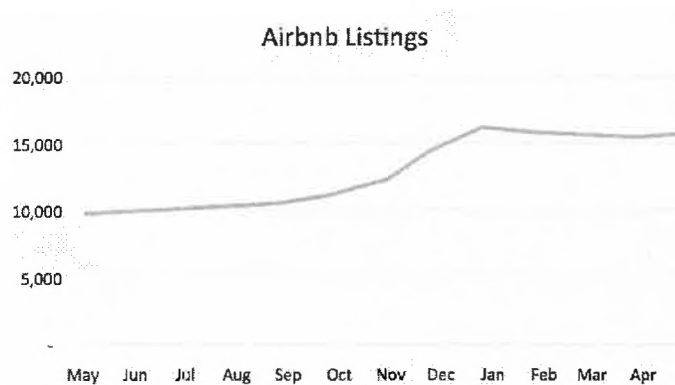
Airbnb – Data for the Sydney Metropolitan Area

Below is a summary of the trend data for *Airbnb* in the Sydney Metropolitan Area. This data was updated of 01 May 2016, courtesy of Inside Airbnb's Murray Cox⁵.

Airbnb's growth has slowed since January 2016; this is most likely a seasonal trend and the result of a large marketing push over the summer. *Airbnb* appears to be ramping up its marketing activities again with widespread prime-time television advertisements currently running.

Date	Listings	Entire Homes		Multiple Entire Homes		# Private Rooms	# Share Rooms
		#	%	#	%		
May, 2015	9,700	5,764	59	1,178	20	3,815	121
Sep, 2015	10,473	6,192	59	1,332	22	4,132	149
Oct, 2015	11,045	6,645	60	1,389	21	4,220	180
Nov, 2015	12,232	7,577	62	1,588	21	4,443	212
Dec, 2015	14,408	9,014	63	1,759	20	5,183	211
Jan, 2016	16,149	9,854	61	1,923	20	6,064	231
Feb, 2016	15,776	9,354	59	1,911	20	6,144	278
Apr, 2016	15,411	9,338	61	1,899	20	5,798	275
May, 2016	15,648	9,436	60	1,903	20	5,938	274

**Airbnb's Growth in Sydney
Between May 2015 – May 2016**



**“San Francisco’s Economy has lost
\$1 billion thanks to *Airbnb*”⁶**



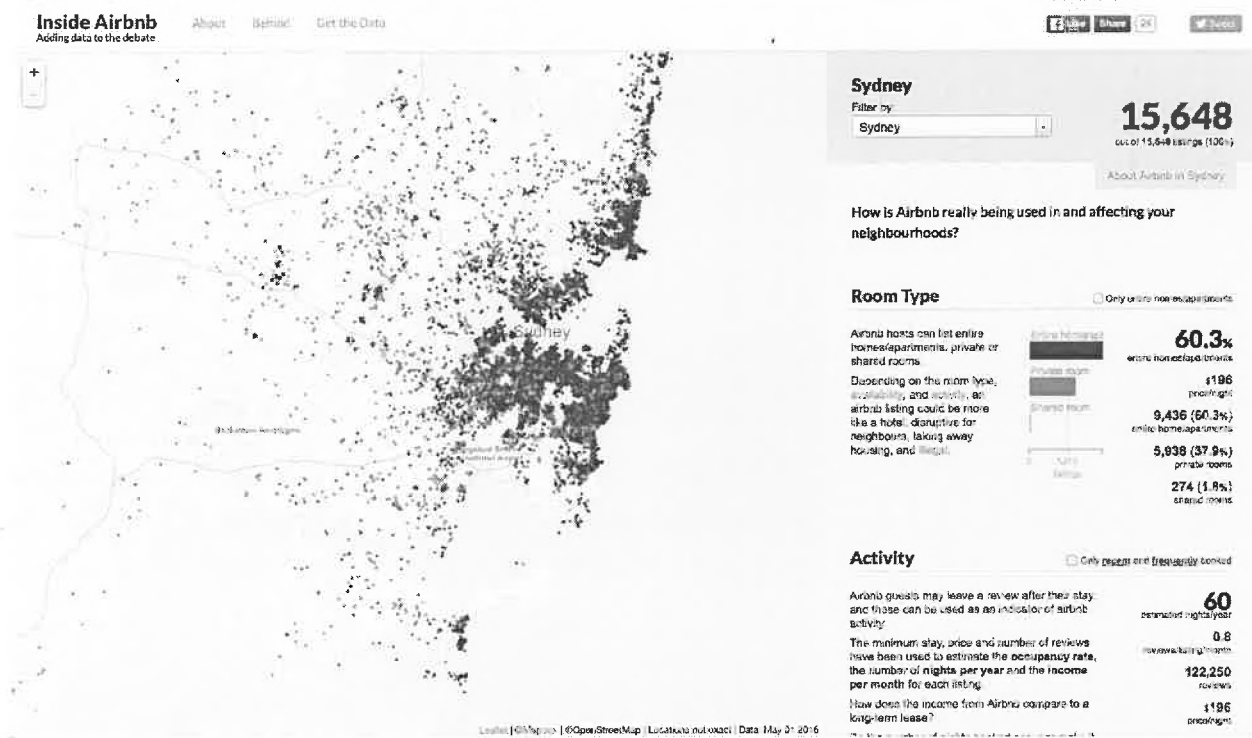
⁵<http://insideairbnb.com/sydney/index.html?neighbourhood=Sydney&filterEntireHomes=false&filterHighlyAvailable=false&filterRecentReviews=false&filterMultiListings=false>

⁶http://sfcontroller.org/sites/default/files/FileCenter/Documents/6458-150295_economic_impact_final.pdf?documentid=6457

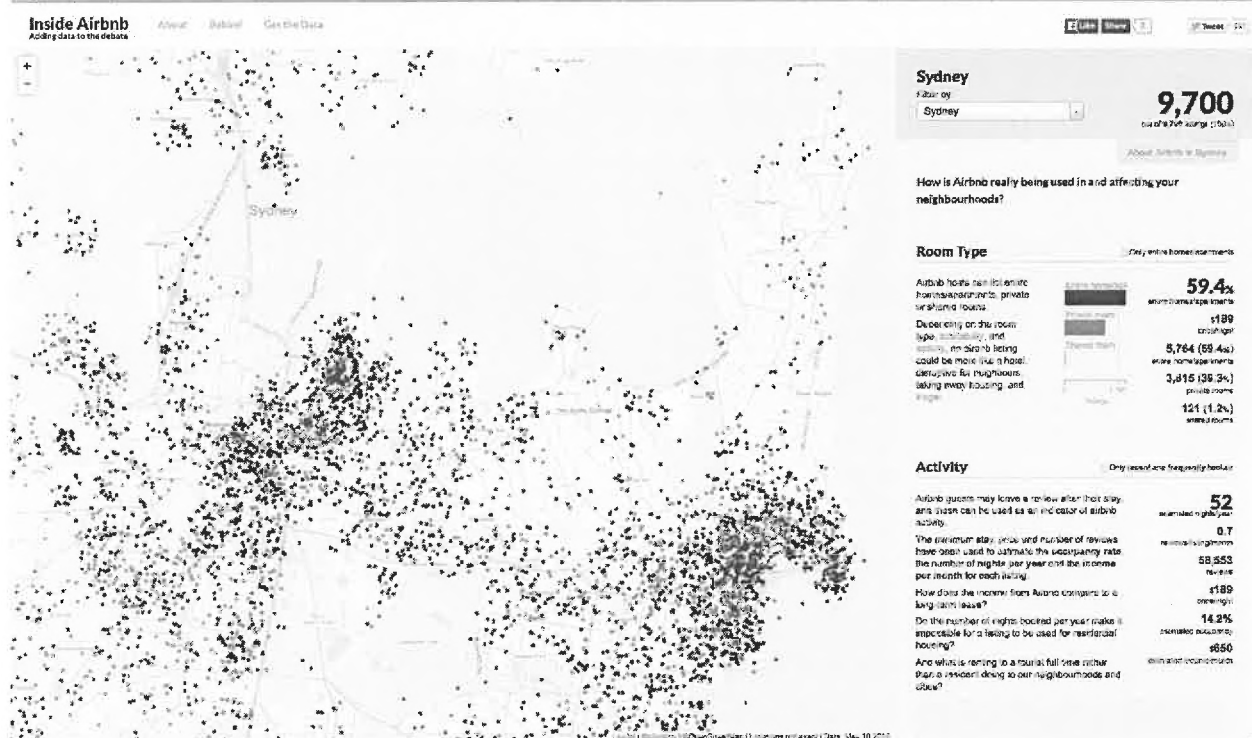
AIRBNB

One of Literally Hundreds of Short-Term Letting Platforms Short-Term Letting = Loss of Affordable Residential Housing

Sydney Data – As At 01 MAY 2016



Sydney Data – As At 10 MAY 2015

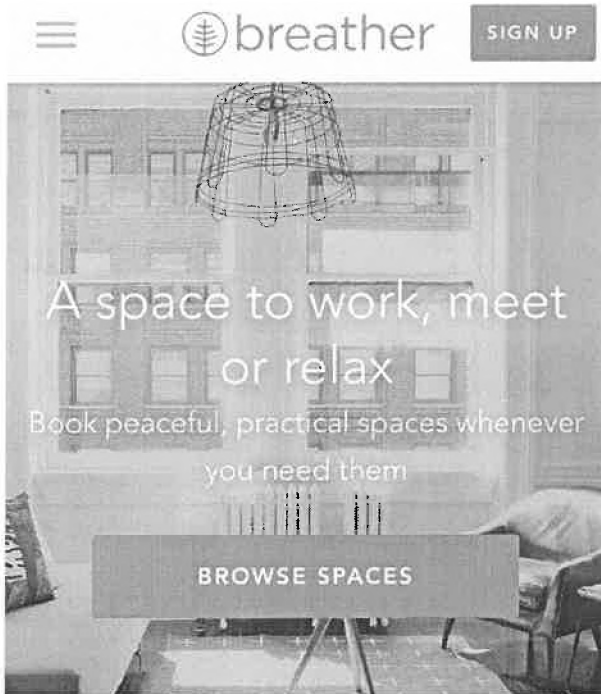


Residential Properties Rented for 30-Minutes

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meet with clients...unlock hidden spaces...”

“Find a Workspace that Rocks” “Their Home - Your Office”

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