



Sharon Dickinson <sharon.dickinson@lacity.org>

airbnb ordinance

1 message

Barbara Schenk <bjschenk@gmail.com>

Wed, May 18, 2016 at 3:20 PM

To: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, Barbara Schenk <bjschenk@gmail.com>, Cynthia Chou <cynthia.chou@airbnb.com>

I am a long term owner of a property in Mar Vista. I've been renting out a bedroom in my home through Airbnb since November, 2015. As I am semi retired and my wife is on disability, this extra income has been essential to me.

As you discuss the new ordinance on home sharing, I would ask that you consider the following:

1. I am totally in support of the City Council developing regulations regarding home sharing to prohibit the purchase of properties for the sole purpose of short term rental and the use of property managers. This goes against the spirit of Airbnb
2. I support the imposition of a reasonable registration fee with the proceeds going towards developing low/middle cost housing and would recommend that the advertising entity (Airbnb/Home Away etc.) be responsible for collecting required taxes.
3. I support the establishment of a grievance committee of community members and local councilperson whose purpose is to evaluate violations instead of writing the ordinance with the assumption that the owners are operating in a way that disrupts neighborhoods.
4. I disagree with prohibiting the short term rental of guest houses as long as they are permitted structures that conform to all safety codes. Saying that owners must live in the guest house does not make sense.
5. I disagree with the 90 day limit on rentals; for those who rent only 1 room in their home, this would be a severe limitation on their supplemental income. The limited impact of this type of rental on the neighborhood does not warrant this restriction.
6. Although I agree that owners report occupancy rates for their short term rentals and pay the required tax on the income, I am very concerned about violations of my privacy and that of my guests should the council required more detailed information.

Due to prior commitments, I will not be able to attend the May 21st meeting . Please communicate to the council that I respect the council's effort to pass reasonable regulations but hope that they consider the fact that many owners depend on this supplemental income to cover their mortgage payment in this very expensive housing market

Best regards,

Barbara Schenk & Arthur Toyé
13109 Psomas Way
Los Angeles, CA 90066
310 985 5141



THAI COMMUNITY DEVELOPMENT CENTER

6376 Yucca Street, Suite B
Los Angeles, CA 90028
Phone : (323) 468-2555 Fax : (323) 461-4488

May 4, 2016

Los Angeles City Planning Commission
200 N. Spring Street,
Los Angeles, CA 90012
Sent to: CPC@lacity.org

RE: Support – Proposed Short Term Rental Ordinance CF #14-1635-S2

Dear President Ambroz and Planning Commission Members,

On behalf of the Thai Community Development Center, we would like to express our support for the policy framework that will help protect neighborhoods and preserve affordable housing. The proposed ordinance is a good model for home sharing because it allows legitimate home sharing, without displacing rent controlled tenants by banning property management companies operated hotels. These are “de facto” or illegal hotels, and pose direct competition to legal hotels, which have gone through extensive environmental review, pay a living wage to their employees, and are subject to community input.

Los Angeles is in the midst of an affordable housing crisis. Rents have increased by 7.3% in 2014 alone, and the median renting household already spends 47% of its income on housing. In the midst of this crisis, short term rental companies such as Airbnb have taken off over 10,000 units from the market. With high demand and low supply, the loss of housing further exacerbates rent. This policy strikes the right balance, by maintaining good standards of transparency and enforcement. Primary residents can rent their space for limited time periods so as to maintain permanent housing and be in full compliance of all regulations.

Rent controlled residents are especially vulnerable to landlord harassment, and we are proud that the City has taken this into consideration to maintain rent control buildings. If RSOs were subject to short term renting, the enforcement of the policy would be highly problematic. It would effectively incentivize illegal subletting, illegal kick-backs, and unjust evictions. Such an eviction would allow the landlord the opportunity to raise the unit’s rent to market rates. Landlords should not be given any more opportunities to evict RSO tenants.

We stand with residents, neighborhood associations, the hospitality industry, housing organizations, and labor unions in strong support of this policy and the process moving forward.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chanchanit Martorell".

Chanchanit Martorell
Executive Director



Sharon Dickinson <sharon.dickinson@lacity.org>

Homeowner - S. Naczinski / Response to Home Sharing Draft Ordinance CF#14-1635-S2

1 message

Stephen Naczinski <stephen@nacz.com>

Wed, May 18, 2016 at 6:25 PM

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

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

Regarding: The Proposed Home Sharing Draft Ordinance

CF#14-1635-S2 and CPC-2016-1243-CA

Dear Mayor Garcetti, Council Members, & Planning Department,

I am writing to say I **strongly AGREE with the proposed Ordinance rule to only “permit Home-Sharing in a Host’s primary residence.”** I feel this single rule will significantly reduce most, if not all of the bad actors, and help protect our neighborhoods, while addressing the low income housing concerns.

I am a Woodland Hills homeowner of over 20 years - with a proven commitment to protecting and improving my community, including:

- Vice-Chair of the Woodland Hills / Warner Center Neighborhood Council (2007-2009),
- Member, for almost five years, of the Community Advisory Committee for the LA-Warner Center 2035 Plan (2008-2013)

I know that powerful forces fight for their interests. In this case, I feel I am in a unique position to speak for those who must not be forgotten - **the responsible homeowners struggling to survive through tough times.**

With a family of four, including my wife of thirty years, a son recently graduated from UC Berkeley and another son in the second year at a local junior college, times have been challenging over the last several years.

My wife, as a LAUSD elementary teacher, lost her job during the “Great Recession” and I lost my job as Manager of the UCLA Department of Chemistry & BioChemistry. Since then I have also had open-heart surgery, as well as a hip replacement.

My wife has since gotten her teaching job back with LAUSD. But as for myself, being over 60 years old and with my medical record, I have been treated by the marketplace as old, broken and sadly unemployable. **Until I discovered Airbnb.**

When my older son moved out of the house we had a vacant room and he suggested we try home-sharing via Airbnb to help the family financially recover from the Great Recession by helping pay off debt, the mortgage, and help fund my younger son’s current college education. Since my younger son has been out of our house on an internship we offer his room too on Airbnb.

Airbnb Home-Sharing in our house allows me to work at home, at my own pace, where I can employ my proven professional and people skills to generate ongoing income from an asset (our home) we have invested in for over 20 years. We have a preprinted list of our favorite local restaurants & shopping highlights, and additionally steer Guests to the many beaches, parks and LA tourist attractions. We find our role as Hosts engaging and feel privileged to act as “Ambassadors” for Woodland Hills and Los Angeles as a whole.

Being an Airbnb Host has been a lifeline for our family and it would be devastating to us if we lost the ability to

generate consistent Airbnb rental income.

Two LIMITS in the current draft Ordinance put the viability of Home-Sharing in jeopardy:

I respectfully request the Ordinance NOT LIMIT:

1. **NUMBER of Hosting DAYS per year** for Host's sharing their Primary Residence
2. **NUMBER of GUEST ROOMS** allowed in a Host's Primary Residence

As an ALTERNATIVE OPTION, the Ordinance CAN WAIVE THE LIMITS - ONLY for Hosts concurrently living in the same listing that it's sharing - or they provide proof of active supervision/oversight of Guests during their stay. This will help ensure enforcement of the rules and positive neighbor relations.

We ask you to please take these steps to help ensure Home-Sharing is a viable lifeline and is allowed to contribute to a better life for all.

Thank you,

*Stephen S. Naczinski
Woodland Hills, California 91367
818.917.3882 Mobile
stephen@nacz.com*

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

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

RE: CF#14-1635-S2,

CPC-2016-1243-CA

Dear Mayor Garcetti, Councilmembers, et al.,

I have lived in my home for 16 years. After my son moved out on his own 2-½ years ago, I began hosting guests in his old room. I've enjoyed meeting incredibly interesting people from all over the world, some of whom have become very good friends.

This ability to share my home has made it possible to remain in my house, as freelance photography opportunities have drastically declined since the 2008 recession. If home sharing is restricted to 90 days per year, I will become homeless. I'm from Berlin/Germany and do not have family nearby, or friends who are able to take me in for extended periods of time.

My guests enjoy local business, including restaurants and plenty of shopping within walking distance. My neighbors have never been disturbed or complained about my guests and I pay the appropriate taxes to do this. I ask that you all keep home sharing available the whole year around, so that hosts like me can stay in their homes and welcome others to patronize the local economy.

Loa Angeles is one of the most expensive places to live in the world. Please do not force out residents, who are doing all they can to support their community.

Thank you for your consideration.

Sincerely,

U.V.



Sharon Dickinson <sharon.dickinson@lacity.org>

City Department of Planning Hearing for Short Term Rentals

1 message

Jane <jteis@sbcglobal.net>

Wed, May 18, 2016 at 9:46 PM

To: sharon.dickinson@lacity.org

Cc: tricia.keane@lacity.org, CPC@lacity.org, claire.bowin@lacity.org, Matthew Glesne

<matthew.glesne@lacity.org>, councilmember.bonin@lacity.org, Mitch O'Farrell <mitch.ofarrell@lacity.org>

Subject: Council File 14-1635-S2

TO:

Councilman Bonin councilmember.bonin@lacity.org

City Planner Matt Glesne matthew.glesne@lacity.org

City Planning Dept Claire Bowin claire.bowin@lacity.org

City Planning Commission CPC@lacity.org

Director Tricia Keane tricia.keane@lacity.org

City Clerk Sharon Dickinson sharon.dickinson@lacity.org

Dear Matthew Glesne and Tricia Keane -

Thank you for a thorough first draft of the Home Sharing Ordinance. I can tell that you worked very hard and took almost everything into consideration. I appreciate this very much.

However, I do have many concerns about the proposed ordinance. How will we be able to get enforcement? As you well know, short term rentals are currently illegal in residential Los Angeles, yet none have been prosecuted or ordered to comply. Airbnb had a history of not cooperating with the various jurisdictions and uses strong arming techniques to push their selfish, illegal agenda.

I have personally witnessed this and became a victim of an Airbnb Host's wrath and vengeance when they took me to court back in August 2014. The case against me was dismissed, of course, because the Hosts lied to the court. This is an example of the type of people that are renting out their homes on Airbnb. They were angry that me and 30 of my neighbors filed a complaint against them. They lie, after all, I was jeopardizing their 6 figure income. This couple, [REDACTED], are commercial Airbnb operators - they have had up to 5 dedicated Airbnb units and do not live in any of them. They lie and Airbnb lies. That is the CULTURE OF AIRBNB. It is to lie, and make up propaganda.

Airbnb is worth \$25 billion, at a time when they have not yet had a profit. They are using the dangling of the carrot in front of the eyes of venture capitalists and say that they will be able to operate in all cities. Airbnb provides support to the many illegally acting Hosts while people like me are using our own personal resources to fight against them.

My neighborhood is my neighborhood and a wonderful community. We should NOT have vacationers coming and going. Many of you already know my story. If not, look me up on NBCLA4 news, CBS news, LA Times, Sacramento Bee, and more. I represent the quiet majority of residents who have reported short term rental violations to the City, to the City Council members, to the Mayor's office, to the Office of Finance Whistleblowers, to LADBS, to LAPD, to the City Attorney's office, and more. I have spoken at ALMOST EVERY City Committee meeting, PLUM meeting, LAANC, and any other meeting where this issue is brought up.

I will be at the hearing on Saturday despite my having to recently care for both of my elderly parents. My parents have become my main concern these days. Many people, like me, have more important things in our lives such as illness, family issues, and financial difficulty. But we will not break the law. We worked hard to find our places to live and are very responsible.

The people who call themselves Airbnb or Short Term Rental "Hosts" may sound like wonderful people, but they are BREAKING THE LAW, are money-hungry and selfish and are being supported by the likes and dollars of

Airbnb.

Please assure that the proposed Ordinance can be enforced. And I implore you, please collect back TOT taxes. I was talking to an Office of Finance staffer today. He said that when he spoke at a LASTRA meeting, the Hosts were very angry and did not want to pay the TOT tax. The LASTRA members felt that their rental income, which is defined as illegal, should not be subject to the tax. However, the staffer told me, two hosts did decide to voluntarily pay their TOT tax. So, you see, only those who are somewhat honest are paying TOT tax, while the vast majority of the Hosts are lying about their responsibility to pay TOT tax. BACK TAXES should be collected or it is UNFAIR to the hosts who are currently paying their TOT tax. The only way to confirm or prove what their back TOT tax responsibility is, is to get the data from the rental platforms.

Please be aware that the City of San Francisco was able to successfully collect an estimated back tax amount from Airbnb, I think estimated to be about \$10 million. So the City of Los Angeles should collect back taxes as well, but let's get the specific data from the rental platforms. This could be an excellent source of revenue to the City to help in the enforcement and implementation of the new ordinance if it should ever come to fruition.

Sincerely,

- Jane Taguchi

1963 Redesdale Ave

Los Angeles, CA 90039

home/office 323-661-9891



Etta Armstrong <etta.armstrong@lacity.org>

Taxpayer/city resident comment re: CF#14-1635-S2

1 message

Jared Mazzaschi <jaredmazz@gmail.com>

Thu, May 12, 2016 at 2:11 PM

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

The following is in reference to council file number: CF#14-1635-S2

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

Dear Mr. Mayor, Council member O'Farrell & other concerned parties:

Regarding the proposed home-sharing ordinance amending the LA Municipal Code. As a homeowner, city resident and taxpayer in good standing with my Silver Lake neighbors and community, I would like to register my disagreement with some of the particulars of this amendment.

As I understand it, one would be allowed to engage in home-sharing with one's primary residence. Including a guesthouse. I am the owner of a 2 unit duplex in the Silver Lake neighborhood. I feel that duplexes, where the owner is on the premises should be included. If a guesthouse is considered fair, it stands to reason a duplex – where one shares space more intimately – should be included as well. I do not rent my second unit to a long term tenant on the open market, because I use it to host family and friends when they are in town. Therefore it is not part of the city's (admittedly limited) housing stock. I strongly urge you to consider including duplexes within the legal bounds of the draft ordinance.

Secondly, I think an arbitrary limit to 90 days is unreasonable. If one is going to allow a homeowner control over their property, why should it be capped so arbitrarily? That behavior/commerce deemed legal should be capped to 25% of the year is unfair.

I sincerely hope you will amend the ordinance to reflect my concerns, as I am a resident of the city in good standing. My tax money is as green as the person howling about neighborhood character being diminished by home sharing. As much as some might like neighborhoods and ways of living to not evolve – home sharing is a reality. I encourage you to regulate it sensibly by doing away with the 90 day cap and to include duplexes within your definition of a primary residence. The current proposal goes too far in the direction of over-regulation.

I take great care in vetting people coming into my home and my 95-year-old neighbor (who has lived in her home since 1950) has enjoyed meeting my respectful guests from all over the world. I hope you will empower neighborhood guardians like myself that ensure home-sharing is a neighborhood enhancement that complies with my neighbors wishes.

Please let me know if I can answer any questions or clarify my position,

Sincerely,

Jared Mazzaschi

Silver Lake home owner and resident

323 702 9039

—
Jared Mazzaschi
323 702 9039



Etta Armstrong <etta.armstrong@lacity.org>

CF#14-1635-S2

1 message

Sweet Smiling <senyum@dslextreme.com>

Fri, May 13, 2016 at 12:49 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

Re: CF#14-1635-S2

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

From:

Yvonne Elliott
2162 Willetta
Hollywood, CA 90068
323 309-2024

Were it not for vacation rentals, you would see me on Hollywood Boulevard pushing a shopping cart. I would lose my house. It's that simple.
My name is Yvonne Elliott and I have been home sharing since 2013.

I got caught up in the whirl of predatory lending when I refinanced my house to invest in my home furnishings business. My mortgage sky rocked from \$400 per month to \$4000. But business was good. I wasn't worried. Then came the financial collapse. Everything hit me at once. Business failure. My husband left me. Bankruptcy. At my age, I could not find a job which would begin to cover my overheads and my social security was a mere \$600 per month. Desperation could barely describe my state of mind. What to do?

The cavalry rushed in with the home sharing alternative. So, I rented out two spaces in my home to short term rentals. The money I earned covered my overheads. A gift from heaven.

With the proposed rule of renting for only 90 days and renting only one space, heaven's gift would be snatched away. I would be unable to pay my mortgage. I have virtually no equity in the house, so, selling it would not help. With only \$600 per month to live on, at 65 years old, I and would end up on the street.

On another point—many of my guests tell me were it not for vacation rentals, they would not have been able to afford to come to Los Angeles. I collect taxes and proudly pay around \$6000 to the city every year. Most of this comes from guests who would not otherwise have visited our city. If renting is restricted to 90 days and one rental space, at best, you can cut that amount in 8 and at worst (if I lose the house) reduce it to zero. So, the loss would not be to me alone, but to the city as well.

Therefore, I beg you on bended knees, to reconsider the terms of short term rentals.

Thank you,



Etta Armstrong <etta.armstrong@lacity.org>

airbnb ordinance

1 message

Barbara Schenk <bjschenk@gmail.com>

Wed, May 18, 2016 at 3:20 PM

To: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, Barbara Schenk <bjschenk@gmail.com>, Cynthia Chou <cynthia.chou@airbnb.com>

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