



Maria Espinoza <maria.espinoza@lacity.org>

## Fwd: Support the State Senate Bill 593 - short term rental act

1 message

**Erika Pulst** <erika.pulst@lacity.org>  
To: Maria Espinoza <maria.espinoza@lacity.org>

Mon, Jun 1, 2015 at 1:34 PM

Erika Pulst  
Legislative Assistant  
Office of the City Clerk  
(213) 978-1075



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

From: **marilynn fong** <msf0610@gmail.com>  
Date: Sat, May 30, 2015 at 3:16 PM  
Subject: Support the State Senate Bill 593 - short term rental act  
To: councilmember.ofarrell@lacity.org  
Cc: Erika.Pulst@lacity.org, Senator Kevin De Leon <Senator.deleon@senate.ca.gov>

LA City Councilman O'Farrell  
Los Angeles CD 15

May 30, 2015

### Senate Bill 593 Thriving Communities and Sharing Economy Act – SUPPORT

Dear Councilman O'Farrell:

As a member of the Primrose Hill group in Silverlake I write to encourage your support for the LAC resolution for SB 593 which would facilitate the efforts of cities seeking to understand and regulate short-term rentals to suit the specific needs of the communities.

It has become increasingly clear the City of Los Angeles is home to the highest percentage of renters of any major city in the country. While rents have continued to skyrocket, places to live is in growing short supply. According to a Los Angeles Alliance for a New Economy investigation, in only a few years Airbnb has managed to remove approximately 7,795 units from the Los Angeles housing market in some of the most desirable neighborhoods, including Venice, Santa Monica, Hollywood and Silver Lake. Short-term rentals are removing precious housing stock from the market to rent to tourists. This growth in short-term rentals is pitting renter's dollars against tourist dollars in tourist hotspots across Los Angeles. Eighty-Nine percent of Airbnb's LA revenue is generated from hosts with whole units and professional management companies renting out two or

more units. This adds to the increasing housing insecurity of the neighborhoods.

I hope you will help in crafting policies that would allow the city to regulate the short-term rental industry. Throughout the state, cities large and small have been frustrated in their efforts to understand the short-term rental industry because many of the largest companies in the industry have failed to disclose basic information about the location and scope of their operations. SB 593 provides for that disclosure, while preserving the right of municipalities to implement appropriate regulatory measures.

I encourage your leadership in crafting legislation that protects housing, safety and the neighborhood quality of life.

Regards,

Marilynn Fong  
3025 Windsor Ave  
Los Angeles, CA 90039

CC: Senator Mike McGuire  
CC: Senator Pro Temp Kevin De Leon



Maria Espinoza <maria.espinoza@lacity.org>

## Fwd: AirB\$B stockholders "sleeping" with slumlords: SB 593 Reference: Council File: 15-002-S56

1 message

**Erika Pulst** <erika.pulst@lacity.org>  
To: Maria Espinoza <maria.espinoza@lacity.org>

Mon, Jun 1, 2015 at 1:33 PM

Erika Pulst  
Legislative Assistant  
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----- Forwarded message -----

From: **Bruce Kijewski** <the110press@mac.com>  
Date: Sat, May 30, 2015 at 1:35 PM  
Subject: AirB\$B stockholders "sleeping" with slumlords: SB 593 Reference: Council File: 15-002-S56  
To: "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>  
Cc: "Christopher.Nielsen@sen.ca.gov" <Christopher.Nielsen@sen.ca.gov>, "Erika.Pulst@lacity.org" <Erika.Pulst@lacity.org>

Dear Councilmember Bonin:

Regarding SB 593, reference: Council File: 15-002-S56. Slumlords are waging economic warfare on long-term renters, and the AirB\$B scam is just the latest weapon of the greedy and the unprincipled. AirB\$B is an abusive business model that tortures long-term tenants, certainly on the scale that the oft-convicted, notorious slumlord Lance J. Robbins exploits and reinvigorates this latest incarnation of the illegal "youth hostel" scam.

Greedy owners like Lance J. Robbins flout the seldom enforced rental laws pertaining to AirB\$B rentals. The Waldorf, referred to in the LA Times/KPFK article, at least requires - or its website says it does - a minimum 30 day stay by a short term renter, but the Waldorf is a **commercially** zoned property. Greedy owners of other **residential** zoned properties in Venice, like Lance J. Robbins, one of the cohort of like-minded owners of The Ellison Apartments, 15 Paloma Ave, Venice, CA 90291, will rent to anyone with \$200 a night, and if they're a group? No problem, bring your party-time friends. Which is yet another problem.

Short-term renters have no connection to the community or to their long-term renter neighbors - and often behave that way. AirB\$B renters have a well-deserved reputation for being more interested in a cheap vacation and partying than being considerate - or even aware - of their neighbors. And the slumlords certainly aren't going to spend money by hiring competent, professionally-trained staff normally found in hotels - unlike the residential part-time managers who usually manage apartment buildings - to address the higher turn-over which necessitates extra duties like cleaning, linen service, reservations, and informing and enforcement of basic rules associated with civility, issues that need addressing far less often with long-term renters. In fact, there's less incentive to impose rules which might discourage repeat business from short-term renters who all too often behave as though they're on Spring Break.

And a few of the truly greedy, the impressively desperate-for-money-scofflaws will even allow the short-term renter to bring Fido along, or even several Fidos, and Fido's fleas, feces, and attendant flies and incessant barking (barking - because the short term renters are too busy being tourists or out partying). There's greed,

there's unbridled greed, and then there's rapacious, criminal greed that imposes a heavy price on long-term renters who are essentially powerless and pushed aside by a growing passel of slumlords grunting their way to the trough filled with tourist dollars.

Edward B. Kijewski  
15 Paloma Ave., #506  
Venice, CA 90291  
(Resident in The Ellison Apartments since 1977)

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"We always over estimate what we can accomplish in two years but under estimate what we can accomplish in ten."

Bill Gates



Maria Espinoza &lt;maria.espinoza@lacity.org&gt;

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**Fwd: I support your resolution to support SB 593**

1 message

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**Erika Pulst** <erika.pulst@lacity.org>  
To: Maria Espinoza <maria.espinoza@lacity.org>

Mon, Jun 1, 2015 at 1:33 PM

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From: **James Adams** <jadams828@gmail.com>  
Date: Sat, May 30, 2015 at 9:17 AM  
Subject: I support your resolution to support SB 593  
To: councilmember.bonin@lacity.org  
Cc: Erika.Pulst@lacity.org, Ben.Allen@sen.ca.gov

Re: "Council File: 15-002-S56"

Dear Councilman Bonin,

I would like to express my support and gratitude for your resolution in support of SB 593.

As you well know, SB 593 in its current form will mean real change for those of us suffering the negative impacts of short-term rentals, and will give city government sensible controls to monitor OVRBs. If OVRBs honestly wanted the kind of casual home-sharing they promote, they would support it too.

Thank you for standing with us in this crucial moment.

Sincerely,

James M. Adams

20 29th ave., #208  
Venice, CA, 90291





Maria Espinoza &lt;maria.espinoza@lacity.org&gt;

**Fwd: Council File: 15-002-S56**

1 message

Erika Pulst <erika.pulst@lacity.org>  
To: Maria Espinoza <maria.espinoza@lacity.org>

Mon, Jun 1, 2015 at 1:34 PM

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Legislative Assistant  
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From: <mmargowsky@verizon.net>  
Date: Sat, May 30, 2015 at 8:51 PM  
Subject: Council File: 15-002-S56  
To: councilmember.bonin@lacity.org  
Cc: Erika.Pulst@lacity.org

Dear Councilman Bonin,

Thank you for your resolution in support of SB 593. I hope it is adopted by the Los Angeles City Council.

In the face of the aggressive growth of online vacation rentals within residential neighborhoods, it is time to begin to protect them from the disruptive scourge these rentals have been developing into, a result of the reach of online businesses. As homeowner in a quiet residential neighborhood, I have suffered through the nightmare of a neighbor who regularly rented her entire house out through Airbnb, without being herself present on the premises. I have endured disrupted, sleepless nights from noise, loud music, and marijuana smoke, as well as debris in my yard, on the sidewalk and on the street from the large groups of guests to whom she has rented her house. I have reluctantly had to call the police numerous times.

Zoning codes exist for a reason, one of which is to protect the existence of residential neighborhoods that are quiet and safe. Without zoning codes, homeowners could use their garages to run auto body or automotive repair shops, or use their kitchens as restaurants, or any number of other businesses. Using one's home as a motel is no different. The zoning codes should be enforced for online vacation rentals, just as it is for these other types of businesses.

Sincerely,  
Martha Margowsky