Sept. 8, 2017
To: City Council members
From: Jane Taguchi

I come here today as a problem solver.
I am here to offer you a solution to three City concerns:
(1) the city’s crushing affordable housing crisis,
(2) the disruption to neighborhoods, like mine, caused by commercial short term rentals, and
(3) the desire of many to make extra money on short term rentals with their property.

I did a recent search on Airbnb which showed there are over 300 entire units (Item 1) within 2 miles of my own home. Include these with all the commercial Airbnb’s from the entire city, you have about 18,001 (Item 2). Put these back into the housing market and our hard working Angelino neighbors will have more affordable housing options.

The other 13,252 (Item 2) hosts, true home sharers, can continue to earn extra income (per the draft ordinance) if they live in one of their own properties. The average nights that a Los Angeles Airbnb host rents out is 93 days (Item 2) a year, so a 90 day cap a year is reasonable especially once you eliminate all the commercial operators.

The Solution:
Require that Airbnb screens the hosts as they sign up, and monitor them on an ongoing basis. After all, they are internet tech experts. This will save the City from needing to hire as many staff for enforcement. This will save Airbnb from having to litigate against the City. This will save neighbors, like myself, from enduring more and more vacation rentals that do not belong in our neighborhoods and assure us peace of mind.

This is a plan that the City Council can use to solve our housing crisis and control short term rentals. Let’s adopt an ordinance similar to the one in Santa Monica.

Establish the right policies and we all win.
Sept. 8, 2017

From: Jane Taguchi
1963 Redesdale Ave., Los Angeles, CA 90039
323-360-1781 • jteis@sbcglobal.net

Dear City Council members:

I am Jane Taguchi, born & raised in Los Angeles, and my husband and I have been living in Silver Lake for over 21 years. Lately, I have been spending more and more of my time on caring for my elderly parents who live in Winnetka. The issue of homes and neighborhoods is very important as well and so I am here today.

I have spoken before and told you about the bully Airbnb host across the street from me. She took me to civil court as a gesture of revenge and intimidation. I have since attended every single Committee meeting or City Council meeting having to do with Airbnb / Short Term Rentals because her type of commercial Airbnb should never have occurred. But today, I appear before you as a problem solver.

I am here to offer you a solution to three City concerns: (1) the city's crushing affordable housing crisis, (2) the disruption to neighborhoods, like mine, caused by commercial short term rentals, those with multiple listings and where there is no full time resident, they are essentially empty housing units, and (3) allowing short term rental hosts to make extra money with their property.

I happened to do a search on Airbnb recently, and it showed over 300 entire units within 2 miles of my own home.\(^1\) But a more scientific search of data from website InsideAirbnb.com shows more units than I estimated. It shows 74.9\% of the 696 Entire home/apt in Silver Lake for a total of 521. Add these and all the commercial Airbnb’s from the entire city back into the housing market for a total of 18,001\(^2\) Entire home/apt (57.6\% of 31,253), and our hard working Angelino neighbors will have more affordable housing options.

The other 13,252\(^2\) hosts can continue to earn extra income from a room in their homes where they live. If they live in one of their own properties they can short term rent an available room.

This is a plan that the City Council and City Planning can use to solve our housing crisis and control short term rentals. Let’s adopt an ordinance similar to the one in Santa Monica. But we need to add Airbnb as part of the team. They can screen all the hosts. After all, Airbnb has great experience with computer tech stuff.

Establish the right policies and we all win.

Sincerely,

Jane Taguchi
Item 1:
Airbnb units within 2 miles of my home using the map search feature. These are all commercial businesses. One of over 300 just in this small area in Silver Lake. “Entire home” is available for Airbnb vacation rental.

Over 300 “Entire home” rentals. These are Commercial rentals with no one living there. Over 300 homes that could be homes to full time residents!

The hosted rentals are not even shown here.

I used a filter for “Entire home”.

Jane Taguchi lives here.
Item 2:

Inside Airbnb
Adding data to the debates

Los Angeles

31,253
out of 39,266 (80%)

About Airbnb in Los Angeles

How is Airbnb really being used in and affecting your neighborhoods?

Room Type

Airbnb hosts can list entire homes/apartments, private or shared rooms.

Depending on the room type, location, and activity, an entire listing result may be more like a hotel, disruptive for neighbors, taking away housing, and illegal.

Activity

Let's guess how many reviews after their stay, and then if the 3% are an indicator of actual activity.

This minimum stay, price and number of reviews have been used to estimate the occupancy rate, the number of nights per year and the revenue per month for each listing.

How does the money from Airbnb compare to local income?

Airbnb is renting a tourist bubble rather than a residential renting to our neighbors and cities.

Inside Airbnb
Adding data to the debates

Los Angeles

696
out of 6,884 (10%)

About Airbnb in Los Angeles

How is Airbnb really being used in and affecting your neighborhoods?

Room Type

Airbnb hosts can list entire homes/apartments, private or shared rooms.

Depending on the room type, location, and activity, an entire listing result may be more like a hotel, disruptive for neighbors, taking away housing, and illegal.

Activity

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How does the money from Airbnb compare to local income?

Airbnb is renting a tourist bubble rather than a residential renting to our neighbors and cities.
Single-Family House used as illegal Rental at 1954 Redesdale Drive, Los Angeles, CA 90039

18 July 2014

Mayor Eric Garcetti
City of Los Angeles
mayor.garcetti@lacity.org

RE: 1954 Redesdale Avenue, Los Angeles, 90039
Assessor's ID No.: 5431-022-019
Owners: [redacted]
L.A. Dept of Building & Safety: Case # 328821

We, the thirty neighbors listed at the end of this letter, are writing about the illegal -- hotel-style -- short-term and “vacation rental” rental in our neighborhood.

This single-family house in a SR-1 zone, was purchased on April 25, 2014. The owners have never lived in this house. Instead, they have been actively and continuously renting out the house on a “less-than 30 day” time period, and is noted here on 3 separate listings.

- airbnb.com/rooms/2883217?guests=6&s=Twib
- airbnb.com/rooms/3423104?guests=6&s=DjdG Noted as a 3-bedroom house
- vrb.com/589651 Noted as a 3-floor house

This illegal rental was reported to City of L.A. on May 20, 2014 -- L.A. DBS Case # 328821

We are asking for your help to correct these wrongs and return our street to the peaceful, family-oriented atmosphere which it was prior to this house and its new absentee owner. Our quality of life is disrupted.

Please note the attached photo documentation, showing ongoing ‘renters’ arriving and departing via taxis and multiple cars, at all hours of the day and night. This weekend there are 5 cars. This house is being used as a party house, as seen by the excessive amount of empty wine + beer bottles in the recycle bin.

We are submitting an Official Complaint.

We want the City of Los Angeles to close down this illegal rental, and to fine the owners per all City of L.A. Municipal Code violations which apply; And to alert us (via group representative Jane Taguchi) when the “Warning of Investigation and Notice of Intent to Issue Order to Comply” will be issued to the owners. Above all, the most important request is to END the illegal renting of 1954 Redesdale Avenue -- completely.

Please feel free, and do not hesitate to contact me, the group representative.

Sincerely,

Jane Taguchi  Group Representative  ☎ (323) 661 - 9891  email jteis@sbcglobal.net

cc: Kim Arthur, David Lara, L.A. Dept Building & Safety; Alan Bell, City Planning; Marie Rumsey, CD13; Renee Weitzer, CD4; Eric Menjivar, Mike Gatto’s office; LAPD/N.E: Capt Jeffrey Bert, SLO Lenny Davis, Gabrielle Taylor, Prosecutord; Tana Ezzeddine, NBC4; Tom LaBonge, L.A./CD4; Mitch O’Farrell, L.A./CD13; Mike Gatto, CA State District 43; Jimmy Gomez, CA State District 51; L.A. Mayor Eric Garcetti
Right on the lake, AMAZING view

House - Entire home/apt · Redesdale Avenue, Los Angeles, CA, United States

Price

$1290 / night

From 08/15/2014 To 08/16/2014

Cleaning fee $126

Service fee $12

Total $1188

Request to Book

Melody

More about the host

60% Response Rate

Response Time: within a day

Calendar Updated: yesterday

Are you or your friends connected with this host?

Log in with Facebook

Description

The Space

Three largely 2 and spacious floors contain the modern secrets to elegance. This wide-open home is designed in the style of Japanese architecture, and is precisely the type of home that can accommodate individuals who want to live like a celebrity. The advanced layout that features tall windows opens up to the pristine Silver Lake and provides one of the most amazing sights you will ever see. Imagine living like a celebrity on this perfect lake view house, with the added luxury of a paddleboard and lake view. Welcome!

Amenities

- Entire home/apt
- Accommodates: 10
- Bedrooms: 8
- Bathrooms: 4
- Pets: No

Rules

No smoking, no parties, no pets.

Reviews

5 Reviews

Response rate: 60%

Response time: within a day

Contact Me

Your host, Melody

Response rate: 60%

Response time: within a day

Contact Host
Right on the lake, AMAZING view

House - Entire home/apt - Redesdale Avenue, Los Angeles, CA 90039, United States

Photos Maps Calendar

From $780 Per Night

Check in: Check out: Guests: 1

Request to Book

Save to Wish List
Saved 51 times

Live like a celebrity in this beautiful house with an amazing view. A six bedroom residence, high above the city with 270 degree view of the lake and mountain.

Your host, Melody
5 Reviews ★★★★★
Response rate: 87%
Response time: within an hour

Contact Host

Are you or your friends connected with this host?

Log in with Facebook
Modern, comfortable, quiet
House · Entire home/apt · Redesdale Avenue, Los Angeles, CA, United States

Price
$460 Per Night

Check in
Check out
Guests

Description
Welcome!

This beautiful three bedroom house is located in a very quiet neighborhood and is one of the best in its type.

The Space
Beautiful, modern three bedroom house, located in a serene lake with an amazing view of the lake. Just minutes from downtown Los Angeles and all Hollywood's attractions.

Amenities

- Entire home/apt
- 3 bedrooms
- 2 bathrooms
- Parking: 2 spots
- Pets: No pets allowed
- Extra people: No extra charge
- Weekly Price: $2,550/week
- Monthly Price: $8,000/month
- Security Deposit: $1,000
- Cleaning Fee: $100
- Check-in: 10:00 AM
- Check-out: 5:00 PM
- Response Rate: 60%
- Response Time: within a day
- Calendar Updated: Today

Country: United States

Are you or your friends connected with this host?
Over 600 million social connections have been made. Join your friends and see where they've stayed.
Single-Family House used as illegal Rental at 1954 Redesdale Drive, Los Angeles, CA 90039

Neighbors Opposed to non-legal rental operation at 1954 Redesdale Avenue

<table>
<thead>
<tr>
<th></th>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>1</td>
<td>Jane Taguchi</td>
<td>1963 Redesdale Avenue</td>
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<td>2</td>
<td>Terence Chang</td>
<td>1963 Redesdale Avenue</td>
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<td>3</td>
<td>Lindsey Barrow</td>
<td>1951 Redesdale Avenue</td>
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<td>4</td>
<td>Doug MacKay</td>
<td>1951 Redesdale Avenue</td>
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<td>5</td>
<td>Jimmy Stewart</td>
<td>1953 Redesdale Avenue</td>
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<td>6</td>
<td>Diana Hamann</td>
<td>1955 Redesdale Avenue</td>
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<td>7</td>
<td>Karl Hamann</td>
<td>1955 Redesdale Avenue</td>
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<td>8</td>
<td>Ryan Shaughnessy</td>
<td>1952 Redesdale Avenue</td>
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<td>9</td>
<td>Nikki Patrija</td>
<td>1952 Redesdale Avenue</td>
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<td>10</td>
<td>Robert Cook</td>
<td>1967 Redesdale Avenue</td>
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<td>Danyi Deats</td>
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<td>12</td>
<td>Eric Barrett</td>
<td>1975 Redesdale Avenue</td>
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<td>13</td>
<td>Joyce Poulson</td>
<td>1982 Redesdale Avenue</td>
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<td>14</td>
<td>Debbie Gilbert</td>
<td>1988 Redesdale Avenue</td>
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<td>15</td>
<td>Jay Gilbert</td>
<td>1988 Redesdale Avenue</td>
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<tr>
<td>16</td>
<td>Michael Falcon</td>
<td>2026 Redesdale Avenue</td>
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<tr>
<td>17</td>
<td>Takako Muramatsu</td>
<td>2033 Redesdale Avenue</td>
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<tr>
<td>18</td>
<td>Bill Nation</td>
<td>3001 Castle Street</td>
</tr>
<tr>
<td>19</td>
<td>Donna Nation</td>
<td>3001 Castle Street</td>
</tr>
<tr>
<td>20</td>
<td>Adriana Leal</td>
<td>3028 Castle Street</td>
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<tr>
<td>21</td>
<td>Pamela Wells</td>
<td>3028 Castle Street</td>
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<tr>
<td>22</td>
<td>Luz Mateo</td>
<td>3030 Landa Street</td>
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<tr>
<td>23</td>
<td>Christie Moore</td>
<td>1921 West Silver Lake Drive</td>
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<td>24</td>
<td>Gary Moore</td>
<td>1921 West Silver Lake Drive</td>
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<td>25</td>
<td>Suzanne Feller-Otto</td>
<td>1975 West Silver Lake Drive</td>
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<td>26</td>
<td>Harry Otto</td>
<td>1975 West Silver Lake Drive</td>
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<td>27</td>
<td>Doug Lowey</td>
<td>1971 West Silver Lake Drive</td>
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<td>28</td>
<td>Bill Meyenberg</td>
<td>1971 West Silver Lake Drive</td>
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<tr>
<td>29</td>
<td>Cathy Takemoto</td>
<td>3209 Landa Street</td>
</tr>
<tr>
<td>30</td>
<td>Arline Chang</td>
<td>2400 Tesla Terrace</td>
</tr>
</tbody>
</table>
3055 Landa St., Silver Lake 90039
This is a commercial business. One of over 300 within a 2 mile radius from my home in Silver Lake. Entire house is available for Airbnb vacation rental. Can accommodate 10 guests!

Brand New Luxury Home | Lake Views

A brand new upscale home located in desirable Silver Lake, Los Angeles. This beautiful and spacious home overlooking the exquisite Silver Lake is truly a wonderful vacation destination. In a central locale in the heart of Los Angeles, Hollywood and Downtown.

The space
The space

Expertly decorated and absolutely artful, the home features four bedrooms, five bathrooms, premium kitchen as well as spacious dining and family room areas. This home features truly upscale design and furnishings, absolutely premium in all aspects.

Contact host

Amenities

- Free parking on premises
- Family/kid friendly
- Suitable for events
- Kitchen

Prices

- Extra people No Charge
- Security Deposit $500
- Cleaning Fee $300

Always communicate through Airbnb
To protect your payment, never transfer money or communicate outside of the Airbnb website or app.
Learn more

Sleeping arrangements

- Bedroom 1
  - 2 queen beds
- Bedroom 2
  - 1 queen bed
- Bedroom 3
  - 1 queen bed
- Bedroom 4
  - 1 queen bed

House Rules

- No smoking
- Not suitable for pets
- Check in time is 4PM - 2AM (next day)
- Check out by 11AM

- No Parties Without Consent
- No Filming Without Consent
- No Pets
- No Drugs
- No Indoor Smoking

Cancellations

Moderate

Cancel up to 5 days before check in and get a full refund (minus service fees). Cancel within 5 days of your trip and the first night is non-refundable, but 50% of the cost for the remaining nights will be refunded. Service fees are refunded when cancellation happens before check in and within 48 hours of booking.
2 Reviews

James
August 2017

We had a wonderful experience here. The house is new and very upscale. Everything is clean and immaculate. Edward was very professional and beyond helpful, responded very quickly to all our emails. My friends and I thoroughly enjoyed our stay and would come back anytime – it’s a great house in a very

Nora
August 2017

Amazing! Amazing! Amazing! This house is luxury and upscale in every single way possible. Everything is new and high end and me and my friends loved every day we spent here. The lake views were so relaxing and amazing. The location is perfect and the neighborhood is very upscale. Sunset Blvd. and the clubs and restaurants were only a few minutes away. Worthy every penny and much more! Highly recommended

Hosted by Edward

Los Angeles, California, United States • Joined in July 2017

2 Reviews • Verified

Artist and Entrepreneur living it up in the City of Angels, in this place they call the never ending Summer.

About me? Just your typical Angelino I suppose. I dig action movies, long walks on the beach, good books and of course that warm spot in the sun.

Response rate: 100%
Response time: within an hour

The neighborhood

Features • Hipsters • Intelligentsia • Elliot Smith • Indie Music • Bohemian • Cool Modern Architecture

Edward’s home is located in Los Angeles, California, United States.

The hip, the artful, the poetic: Silver Lake is a mecca of a new culture. Nearby Sunset Blvd. is the face of that culture in its many shops, cafes and storefronts.

Getting around

Close to a number of major freeways that can take you all over the city, from Downtown to the West Side to the beach. Downtown is a 10 minute drive away.

Things to do in Los Angeles
This is my neighborhood. How dare you, Mr. Host Edward, turn it into a vacation zone. You don’t even live here. You are not even the owner!

The neighborhood

Features: Hipsters · Intelligentsia · Elliot Smith · Indie Music · Bohemian · Cool Modern Architecture

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Getting around

Close to a number of major freeways that can take you all over the city, from Downtown to the West Side to the beach. Downtown is a 10 minute drive away.

Things to do in Los Angeles

Exact location information is provided after a booking is confirmed.
Airbnb Listing: Zack+Mel - somewhere in Silver Lake

Commercial rental. **Entire house** is available for Airbnb vacation rental. Sleeps 16 guests! Plus they have more nearby that they “manage”.

This should not be next door to regular residents and families.

---

**Overview**

- **Entire house**
- Los Angeles
- 3 bedrooms
- 14 beds
- 2.5 baths
- Sleeps 16

- Reviews: 148 reviews
- Guests: 1 guest
- Check In: 09/24/2017
- Check Out: 09/29/2017

**Cost**

- **$267 per night**
- **$1,334 total**
- **Cleaning fee**: $125
- **Service fee**: $162
- **Occupancy Taxes**: $204
- **Total**: $1,825

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Notes:

1. Yes, it's a quick Uber to Dodger Stadium =)
2. By booking you agree to pay a $200 fee if next guests complain of smoke smell left in the house. Also a $50 vomit fee per incident.
3. Airbnb does NOT charge you a security deposit upfront. It is treated as an obligation if any theft/damage occurs.
Bands, Musicians, (Non-Messy) Get Togethers & Late check-ins welcome!
Cleaning cost discounts for smaller groups.

Need more space? I have 6 units 4 blocks away (in a renovated church!) and package discounts available. Check them out:

900 N Hoover St #A: https://www.airbnb.com/rooms/4317051 (medium sized unit - 4 Queen beds / 2 full floor mattresses / 3 futons / 3 airbeds) sleeps 21 max
900 N Hoover St #B: https://www.airbnb.com/rooms/16273883 (medium sized unit - 6 full beds / 2 full floor mattresses / 1 floor twin / 3 airbeds / 1 couch / 1 sofa bed) sleeps 23 max
900 N Hoover St #C: https://www.airbnb.com/rooms/16677171 (smaller unit - 4 full beds / 1 full floor mattress / 1 twin floor mattress / 1 couch / 1 sofa bed / 1 airbed) sleeps 15 max
900 N Hoover St #D: https://www.airbnb.com/rooms/16403871 (smaller unit - 5 full beds / 1 full floor mattress / 1 twin floor mattress / 1 couch / 1 sofa bed / 3 airbeds) sleeps 17 max
900 N Hoover St #E: https://www.airbnb.com/rooms/16315762 (big unit - 12 full beds / 2 full floor mattresses / 1 couch / 1 sofa bed / 1 airbed) sleeps 32 max
900 N Hoover St #F: https://www.airbnb.com/rooms/6836730 (big unit - 2 queen beds / 7 full beds / 2 twin beds / 4 airbeds) sleeps 24 max

3 Bedrooms, 2.5 bathrooms, 2 car garage with additional driveway parking spot. AWESOME. Enough bedding for 23 people! We're up for negotiation for parties above 10 people.

Search "Sunset Junction" and you'll see why you need to stay here. We're under 20 minutes away walking distance—great restaurants and shops and a thickly hip vibe.

Cafecito Organico is an amazing little cafe that attracts such an eclectic crowd. Great place to roll out of bed and start your day.

SLEEPING SITUATION (fits 16)

5 Queen Beds: fits 2 each (10 total)
2 Sleeper Couches: fits 2 each (4 total)
- these couches convert to Queen beds
2 Futons: fit 2 each (4 total)
- these futons convert to Queen beds
5 Raised Twin Sized Air Beds: fits 6 total
*we have enough bedding/sheets/pillows for 23 people. If you want to fit more somehow, you can try =)

PERKS:
- 2 car garage and you can park one more car if you don't mind blocking your own garage door
- Gated remote entry
- 2.5 bathrooms
- (2) 42 inch TVs (both have Chromecast, the other has an HDMI cord, both have basic cable)
- Board Games: Monopoly, Jenga, Taboo

Guest access
All the below are within a 20 minute walking distance of the house.

FOOD
☆ SQIRL: super hipster breakfast spot. #likeomghipster... But great toast and kale things
☆ Silverlake Ramen - and good sushi!
☆ Cafe Tropical (Heavy Breakfast Sammich and great coffee)
☆ Local (locally sourced food with a always changing menu)
☆ Pho Cafe (great Vietnamese soup—great for hangovers!
☆ Las Glorias del Buen (healthy delicious Mexican)
Hey, I’m Zack+Mel!

Los Angeles, California, United States · Joined in June 2010

Zack Z. very much enjoys the arts—music especially. On the off time he (tries) to play guitar and puts his six years of choir and music theory into use. Aside from working online in the perpetually changing internet scene, Zack also works closely with his wife on artistic projects that will hopefully be the foundation of their traveling dreams together.

Melissa M. is the epitome of hip and fresh. A printmaker at heart, she thrives on the tactile that is paper. Together with this love of paper, and skills attained, she creates handmade artists books, prints, and stationery that evoke a thoughtful cuteness.

Mel and Zack are a unique couple: met in high school, best friends for years, sharers of tragedy and fun times, singers of many a song, married immediately and always working on a mystery since then.

The ultimate goal for them (and most 9 to 5ers) is to make a living off doing what they both love.

They hope to travel the world for extended periods of time and spread joy the only way they know how: funky dancing, loud singing, nonstop comedy and making pretty things.

OUR LISTINGS

Check them all out here: https://www.airbnb.com/s?host_id=148358 and our 10 bed place in a church here: https://www.airbnb.com/rooms/6836730. Also our newest 3 bedroom house, here: https://www.airbnb.com/rooms/10775684

They are mostly all in the hippest part of Los Angeles, a place called Silver Lake (Northeast of Downtown). Homeplace of Beck, Elliott Smith, moustaches, The Silver Lake Reservoir, and heck, that dork pretty boy Ryan Gosling lives here too.

We've had the chance to meet and host the following artists and bands: Tame Impala, Blood Orange, Kurt Vile, American Football, Kimbra, King Tuff, The Movielife, Kopecky, Kate Nash, Slow Magic, Digitalism, Tanlines, Cathedrals, Lamsitre, The Stooges, Wild Feathers, Bronze Whale and more to come.

Some properties are owned by us but a few are also managed by us. Don't be surprised if we introduce you to a bff or a second mother of ours 😊

Read our reviews and come join the fun!

Zack & Mel are not a person making extra income. This is a commercial business and the "bff or second mother of ours" are probably employees.
DRINK
☆Thirsty Crow (serious Whiskey bar)
☆Diablo (unique twist on a Michelada and killer "urban" tacos)
☆Silverlake Lounge (standard dive bar)
☆Karma Lounge (sweet place owned by a Brooklyn brother)
☆El Caserio (an Ecuadorian restaurant but they have a KILLER bar)

ATTRACTIONS
☆Music Box Steps (staircase based on a 1932 film): (website hidden) Music_Box
☆Los Globos (dancing until 4am most nights!)
☆The Stockroom (erotic leather goods and awesome showroom)
☆LA Metro's Vermont/Beverly Station

20 minute walk from the oh-so-famous Sunset Junction (search it online)--home to trendy shops/esteries, typically what people call "hipsters", and overall good looking people. Beautiful neighborhood walks, Farmers Market on Tuesday and Saturdays, and good people watching.

Our most favorite local attraction is Echo Park Lake. Go and search images of it right now... gorgeous yes?! Melissa and I usually lounge there on the eastern grassy slope as we people watch and read/write. A very chill spot.

Contact host

Amenities

☆ Pets allowed
☆ Free parking on premises
☆ Internet

Prices

Extra people $25 / night after 14 guests
Weekly Discount: 1%
Monthly Discount: 1%
Cleaning Fee $125

Always communicate through Airbnb. To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Sleeping arrangements

Bedroom 1
3 queen beds, 1 sofa bed, 2 air mattresses

Bedroom 2
1 queen bed, 1 sofa bed, 1 air mattress

Bedroom 3
1 queen bed, 1 sofa bed, 1 air mattress

Common spaces
1 sofa bed, 1 air mattress

House Rules

No smoking
Check in time is 4PM - 2AM (next day)
Check out by 11AM

This house sleeps 16 people with the 9 beds and 5 air mattresses! Cram in as many people as possible!
- NO SMOKING INSIDE. If next guests complain of smoke or if we find signs of smoking, OR if we find evidence that smoke alarms have been tampered with, you agree that we will take $300 from your deposit.
- We'll allow parties but you need to describe what kind of party it is IN ADVANCE. We won't allow DJs. If evidence of a party with notice, you agree to pay $500/night+cleaning fee for the total amount of nights.
- Multiple noise complaints or a single big complaint (public fighting, furniture thrown, DJ equipment, etc.) AND $300 WILL BE TAKEN FROM YOUR SECURITY DEPOSIT
- A $50 fee per incident will be taken for vomit clean up.
- Same day, unreviewed users and/or locals: we will need to know more about you. If you instead block, you understand we reserve the right to check ID/passport upon arrival or via text, visit daily/nightly and meet you upon check in or we will need to cancel your reservation. If you do not respond to our questions when you book, just give one word responses, are communicating strangely and refuse to tell us about yourself, we will need to cancel based on mistrust.
- Please please please, take off your shoes before you go upstairs. We have no way of enforcing it but we're asking nicely 😊
- Do not block the driveway. If you have a third car, you can block your own garage door. NOT the driveway. There is a neighbor that uses that driveway too.
- If you plan to be loud, please close the windows/garage. We're fine with noise just because the neighbors haven't complained yet.

Cancellations

Strict

Cancel up to 7 days before check in and get a 50% refund (minus service fees). Cancel within 7 days of your trip and the reservation is non-refundable. Service fees are refunded when cancellation happens before check in and within 48 hours of booking.

View details

Safety features

Smoke detector        Safety card
Carbon monoxide detector Fire extinguisher
First aid kit

Availability

The minimum night stay for this listing varies. Add your travel dates to see more details.

148 Reviews ★★★★★

Accuracy ★★★★★      Location ★★★★★
Communication ★★★★★    Check In ★★★★★
Cleanliness ★★★★★/5    Value ★★★★★

Maria
September 2017

Amazing find! They were awesome going above and beyond what we needed and were very responsive. The space itself was perfect for our group of 14 and was conveniently located to grocery, Disney and Universal. 5/5 would definitely stay again!
This $30B company has filed lawsuits in 4 cities¹, hired over 100 lobbyists² in DOZENS of states to bully lawmakers and cut backroom deals, which will ultimately leave 640K hosts³ high and dry nationwide.

The same company whose “community compact” promises to:

“Treat every city personally and help ensure our community pays its fair share of hotel and tourist taxes, build an open and transparent community and promote responsible home sharing to make cities stronger.”

So that’s why Airbnb spent $8M lobbying⁴ against restrictions in San Francisco and another $10M on a super PAC⁵ to fight common sense regulation in New York?

All while offering ZERO TRANSPARENCY into their operations to help policymakers identify commercial operators and enforce laws.

Airbnb wants to make money even while most of their listings are illegal. They don’t want to take responsibility and they claim internet privacy issue. But that is a ruse, a distraction. They will fight every city when laws are being written to combat the problem. Then they bring in their “big guns” - the sympathetic stories from senior citizens, and people with financial difficulty who decide they want to host an Airbnb even though it is against the law. This is disingenuous since most of Airbnb’s income is really from the affluent commercial hosts / landlords who have multiple homes and apartments and then “Airbnb” them out.
Airbnb gives incentive to Landlords and Hosts that they can make more money renting out short term rather than to long term tenants. If this is to continue and be encouraged, then we will have fewer and fewer housing available.

City of LA: Incentive Data Shows that Landlords Make More Money Renting Short-term for as Few as 60 Days Per Year

Inside Airbnb’s Murray Cox releases data showing that affordable housing will be lost if short-term rentals are permitted for as few as 60-days per year in some Los Angeles neighborhoods. http://insideairbnb.com/airbnb-vs-rent-city-of-la/
Data for a number of Los Angeles neighborhoods appears below. On average, it takes 83 nights per year to earn more on Airbnb than can be earned in a whole year of renting to a long-term renter.

<table>
<thead>
<tr>
<th>Zip Code</th>
<th>Neighborhood</th>
<th>Council District</th>
<th>Number of Nights Needed to Earn More on Airbnb than Renting Long Term</th>
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<tbody>
<tr>
<td>90291</td>
<td>Venice</td>
<td>11</td>
<td>83</td>
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<tr>
<td>90028</td>
<td>Hollywood/Thai Town</td>
<td>13</td>
<td>86</td>
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<tr>
<td>90026</td>
<td>Silver Lake/Echo Park</td>
<td>13</td>
<td>79</td>
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<tr>
<td>90027</td>
<td>Griffith Park/Los Feliz</td>
<td>4 &amp; 13</td>
<td>79</td>
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<tr>
<td>90029</td>
<td>Downtown Los Angeles</td>
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<td>88</td>
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<tr>
<td>90063</td>
<td>Boyle Hts/City Terrace</td>
<td>14</td>
<td>84</td>
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<td>Koreatown</td>
<td>10 &amp; 4</td>
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<td>90011</td>
<td>South Los Angeles</td>
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</tr>
</tbody>
</table>

Sources:
- United States Census Bureau: 2014 American Community Survey 5-year Estimates (Monthly Contract Rent)
- Inside Airbnb: Data Compiled July, 2016 (Average Nightly Rate for Entire Home Listings with at least 1 Review)

Contact
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- Murray Cox: murray@murraycox.com, insideairbnb.com, +1 917-592-9700, @insideairbnb

Get the Data
Download a PDF with the full incentive analysis including all Zipcodes of the City of Los Angeles: airbnb-vs-rent-city-of-la.pdf
To access the Inside Airbnb data behind the analysis, download it here for your own analysis.