



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

14-1635-S2

---

**The proposed home sharing ordinance goes too far.**

1 message

---

**Anna Wickenden** <annaw.style@gmail.com>

Sun, Jun 5, 2016 at 11:55 PM ✓

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

-- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Anna Wickenden



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

---

**Joe Jackson** <Joejackson864@att.net>

Sun, Jun 5, 2016 at 11:43 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Joe Jackson



Etta Armstrong <etta.armstrong@lacity.org>

## Airbnb / Comments on Proposed Home-Sharing Ordinance CF#14-1635-S2

1 message

Pina Anna-Grace De Rosa <Pina@gratitudeinternational.com>

Sun, Jun 5, 2016 at 11:35 PM

To: sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Cc: matthew.glesne@lacity.org

Hello Sharon, Etta & Matthew,

Thank you for taking care of this draft ordinance. By trade, I am a TEDx speaker on date rape and sexual assault prevention on college campuses. I am also an Airbnb SuperHost with 97% 5-star reviews, and my name is Pina De Rosa. Like 80% of people on Airbnb I'm a single family home owner. I've owned my house in NOHO for 13 years.

I attended the DTLA hearing and I am following up respectfully submitting my thoughts for consideration. First off thank you for the creating a space where equitable regulations can arise.

While I definitely support the TOT, I do not support this 90 day cap as it would severely restrict my ability to contribute to society:

How? After 2008 I would have lost my home, I am deeply grateful to Airbnb for its huge help! I'm a responsible SuperHost, always sending my guests to local mom & pop businesses that I recommend to them - businesses such as Aroma, and Que Rico, that they would have not gone to without a local's recommendation. Most of my guest are honeymooners, college students, and self-employed young folks who use Airbnb as the would not have had the budget to use a regular hotel, and they are actually adding to the influx of cash in our neighborhoods. I always ask my guests how they found me, and they always say the price range and the proximity to Universal Studios and Hollywood. I can relate as 2 years ago I wanted to spend New Year's Eve in Miami and the hotels were all above \$200-\$300/night and I would have not been able to, by any stretch of the imagination, make that trip happen. But when I searched for an Airbnb single room, for 4-5 days, that total was less than a night stay in the hotel, which then prompted me to travel to Miami, spend money on the rental car, local restaurants, tourist attractions - money that I would have never been able to spend otherwise as I would have not traveled to Miami had it not been for Airbnb. I did the same in Indianapolis, Washington DC, Missouri, NYC and several cities overseas as well. I can totally understand why my guests are booking my Airbnb and spending more money in our beautiful city of Angels.

But, this is not about me, Airbnb not only helps our city growth, it helps humanity:

How?

1 in 2 men are affected by cancer and 1 in 3 women affected by cancer - we all know someone who has died cancer. What does that have to do with Airbnb rental year round? The cancer detection dogs that you can see on [www.SniffingOutCancer.com](http://www.SniffingOutCancer.com) are trained detect cancer earlier and with greater accuracy than any medical equipment, even at stage 0 & 1 these pups are literally saving lives!!

Like you, Not a lot of people are aware of that fact yet, even though theses studies have been published in medical journals for years.

The year round airbnb income has helped me in the self-funding of the Cancer detection dogs documentary, which is literally helping saving lives. Not being able to do that year round last year would be a huge negative impact in my ability to be a contribution. In fact, with Airbnb year round, last year it also afforded me the

opportunity to write a book which now helps college students with date-rape awareness and & sexual assault prevention (THE most underreported crime on college campuses)

The limitation to 90 days is a major concern for me. What is the reasoning behind Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year?

Several times I have had to call the cops on my neighbors because of their yelling and loud fighting and the wife saying "I'll kill you!" - their landlord is never on the premises and we are the ones that are negatively impacted by that. Somehow trying to limit the amount of days we can have a 5-star guest (with a 5-star host) who are spending good money in the neighborhood seems all backwards, no?

I am all for the regulations of apartment buildings - but the main homes that we live in, the ones that are our primary residence, that have an additional small guest room (mine is about 200sqf)..that primary residence with a responsible host and 5-star guests, if those (my) home would be limited to 90 days/year, I would absolutely lose my home as I would lose the essential income that has allowed me to pay my mortgage and live in my beloved home. Being an Airbnb host is a key job for me - it allows me to employ gardeners and housekeepers that I would otherwise have to let go.

With hotels in LA having a record revenue year in 2015, why not let them thrive, AND let us the responsible hosts thrive too? Especially when a responsible host is in compliance with ALL the requirements of this ordinance, there should be no limitation.

I make it my job, before even accepting guests, that I only allow respectful guests in my home (I wish the landlord next-door would do the same so I would not have to call the cops for their nuisance violations). By implementing the 90 day violation, LA would lose great additional guests (like Miami and all those other cities would have lost me), guests who add tourism dollars and a hugely valuable tax revenue to our beautiful city of Angels.

Taxes and regulations, yes. 90 day limitation, I implore you, please no.

Thank you kindly for considering my input. I really appreciate this opportunity to contribute to our beloved and beautiful city.

In partnership,  
Pina De Rosa



Etta Armstrong <etta.armstrong@lacity.org>

---

## The proposed home sharing ordinance goes too far.

1 message

---

**Michelle Sackson** <Michellesackson@gmail.com>

Sun, Jun 5, 2016 at 11:25 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

-- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Michelle Sackson



Etta Armstrong <etta.armstrong@lacity.org>

---

## The proposed home sharing ordinance goes too far.

1 message

---

**Susan Pearl** <suepearls21@gmail.com>

Sun, Jun 5, 2016 at 11:25 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Susan Pearl



Etta Armstrong <etta.armstrong@lacity.org>

---

## The proposed home sharing ordinance goes too far.

1 message

---

Anna Danielian <anna.danielian@gmail.com>

Sun, Jun 5, 2016 at 11:20 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

-- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Anna Danielian



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**Response to Draft Ordinance on Short Term Rentals in LA CF#14-1635-S2**

2 messages

---

**Teri Zakzook** <teri.zakzook@gmail.com>

Sun, Jun 5, 2016 at 11:05 PM

To: Cpc@lacity.org, Planning@lacity.org, matthew.glesne@lacity.org, mayor.garcetti@lacity.org, justin.wesson@lacity.org, councilmember.we3sor@lacity.org, councilmember.bonin@lacity.org, paul.koretz@lacity.org

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

Subject: Draft Home-Sharing Ordinance CF#14-1635-S2

Los Angeles City Council file number: CF#14-1635-S2

Los Angeles Planning Commission file number: CPC-2016-1243-CA

Dear members of the Los Angeles City Council and the Planning Commission,

I'm writing to express my reservations regarding the excessively restrictive provisions in the draft Los Angeles Home-Sharing Ordinance.

I continue to be a strong supporter of fair and clear legislation in support of home sharing and short term rentals for our Los Angeles community. I believe that fair Home-Sharing legislation would allow residents to responsibly manage short term rentals at their primary residences, and allow hosts and guests to continue to contribute to greater Los Angeles's overall cultural and economic growth.

Further, I strongly support clear safeguards, assuring neighborhood safety, respect and privacy, and affordable housing.

For these reasons, I am compelled to share my deep concerns about elements in the draft ordinance which may be costly, inefficient, labor-intensive, and have burdensome, demanding, time consuming, unclear and unfair ramifications for honest home share host residents and their guests.

Points of concern are many,

examples of which include the following:

*Home Sharing Registration, Expiration and Renewal:*

As described in the draft ordinance, my understanding is that the registration process appears to put undue demands on resident hosts, requires interaction with multiple agencies, and would incur costs for the city.

Prior to presenting a redrafted ordinance, it would be both efficient and economically beneficial to provide for the development of a centralized and streamlined online Home Sharing platform, which allows efficient and timely online registration, payment, approval, renewal – and other actions. This will provide enormous cost savings for the city; and for honest resident hosts, avoid registration and renewal complications and undue delays, which in effect result in unfair actions.

*Prohibition that no Person shall operate Home-Sharing for more than 90 days each calendar year:*

With compliant host registration, fees and taxes, the draft ordinance provision for limited and finite number of home-sharing days per calendar year is unfair, constraining and discriminatory to resident hosts and the freedom of guests.

My family and I have hosted 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.

As important, 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.

Thank you for considering important revisions to the draft ordinance,

in order for the Los Angeles Home Sharing Ordinance to be effective, fair and clear in support of home sharing and short term rentals for Los Angeles residents and our greater community.

Sincerely,

Teri Zakzook

---

**Teri Zakzook** <teri.zakzook@gmail.com>

Sun, Jun 5, 2016 at 11:14 PM

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

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org

[Quoted text hidden]



Etta Armstrong <etta.armstrong@lacity.org>

---

## The proposed home sharing ordinance goes too far.

1 message

---

LM Harris <Lmharris005@gmail.com>

Sun, Jun 5, 2016 at 11:13 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance needs study.

-- NO apartment building rentals less than 30 days.

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts the EIR should be released.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I don't feel comfortable sharing my home.

-- Any registration or permitting process needs to be simple, online, and efficient. Background checks included.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

LM Harris