



# Mar Vista Community Council



**MAR VISTA COMMUNITY COUNCIL**  
Regular Meeting of the Board of Directors  
Tuesday, November 10<sup>th</sup>, 2015, at 7:00 P.M.  
Mar Vista Recreation Center Auditorium  
11430 Woodbine Street, Mar Vista, CA  
90066

## MINUTES

1. **Call to order and Welcome** – Chair (1 min)  
Meeting called to order at 7:08 P.M.  
Quorum present: Bill Koontz (chair), Bill Scheduling (treasurer), Melissa Stoller (Secretary), Sherri Akers, Valerie Davidson, Robin Doyno, Michelle Krupkin, Brad Wilhite, Ken Alpern, Yvette Molinaro, Mitchell Rishe
2. **Presentation of flag and Pledge of Allegiance** (1 min)
3. **Approval of October 13, 2015 Board of Directors Meeting Minutes** (public comment permitted; 1min per speaker)  
Motion to approve as corrected by Bill Scheduling, 2<sup>nd</sup> by Sherri Akers. Motion carried: 5 ayes, 0 nays, 2 abstentions (Mitchell Rishe & Yvette Molinaro).
4. **Public Comment & Announcements** - for items not on the agenda (max 1 min each unless waived by the Chair)  
None.
5. **Elected Officials and City Department Reports** (max 1 min. each unless waived by the Chair)
  - a. CD 11 – CM Mike Bonin, rep. by Field Deputy Len Nguyen [Len.Nguyen@lacity.org](mailto:Len.Nguyen@lacity.org)
    - Starting winter shelter donation drive – collecting items through December 18<sup>th</sup>, especially toiletries, clothing items such as socks & underwear, backpacks & reading glasses. Collecting through December 18.  
Sherri Akers: Perhaps approach retailer and order what really need at a discount, then request donations. Len will look in this.
    - Draft master plan for WLA VA released: [www.helphouselavets.com](http://www.helphouselavets.com). It's in comment period.
    - Application window for next round of Parklet grants is now open. Contact Jessie Howzer: [Jessie.howzer@lacity.org](mailto:Jessie.howzer@lacity.org), 213-473-7011.
    - Utility box art project: Daniel Osztreicher is at new job; Len is trying to get submitted applications from him. If there are three or less, will just go ahead; if more, we'll need a review committee.
  - b. Mar Vista Recreation Center – Lizka Mendoza, Director
    - Thank you for wonderful fall Festival.
    - Halloween carnival went well – about 300 people participated.
    - Fall programming went well. Soccer & girls basketball are completed.
    - Will renovate soccer field Spring, 2016. Approved and funded; in talks with contracted vendors. Will complete by summer (either before or after spring soccer).  
Mitchell Rishe: was contacted by parent concerned about cancer risk of crumb rubber. Lizka: trying to find out exactly what new field will be made of.  
Sherri Akers: believes Park Dept. is no longer using crumb rubber.
    - Lizka as put in request for new stage & floor in rec room. Trying to get new acoustic tiles.
  - c. CD 5 – Paul Koretz, rep by Joseph Galloway [joejdg92@gmail.com](mailto:joejdg92@gmail.com)
  - d. US 36 – Janice Hahn

- e. US 37 – Karen Bass, rep by District Director Maral V. Karaccusian [maral@mail.house.gov](mailto:maral@mail.house.gov)
  - f. CA Assembly 54-Sebastian Ridley-Thomas, rep by Scott Malsin [scott.malsin@assembly.ca.gov](mailto:scott.malsin@assembly.ca.gov)
  - g. Congressman – Ted Lieu, rep. by Robert Pullen-Miles [Robert.Pullen-Miles@sen.ca.gov](mailto:Robert.Pullen-Miles@sen.ca.gov)
  - h. CA Assembly 47
  - i. CA Assembly 62
  - j. 2nd Dist. L. A. County Board Supervisor Mark Ridley Thomas, rep. by Karly Katona, [Karly.Katona@bos.lacounty.gov](mailto:Karly.Katona@bos.lacounty.gov)
  - k. Mayor of Los Angeles – Eric Garcetti, rep. by Daniel Tamm [Daniel.tamm@lacity.org](mailto:Daniel.tamm@lacity.org)
  - l. Joel Jacinto, Department of Public Works
6. **Officers and Liaison Reports** (Action items included with public comment permitted; 1min per speaker)
- a. Chair-Bill Koontz
  - b. First Vice Chair – Mitchell Rishe
  - c. Second Vice Chair – John Kuchta
  - d. Secretary –Melissa Stoller
  - e. Treasurer-William Scheduling: NOTE: All funding motions must conform to all Empower funding guidelines and must be funded and paid in fiscal year 2014-15 or they will expire. All NPG and CIG grants approved by the Mar Vista Community Council are restricted funds according to Department of Neighborhood Empowerment regulations and must be used for the exact purpose approved by the MVCC. All Neighborhood Council Funding reports are available online at <http://done.lacity.org/onlinefunding/ncfunding.aspx>.
    - i. **APPROVAL** of October Monthly Expense Report (MER)  
Motion to approve by Bill Scheduling, 2<sup>nd</sup> by Melissa Stoller. Motion carried unanimously.
    - ii. **FUNDING MOTION: Farmers’ Market tents** (submitted by ExFin Committee)  
The Mar Vista Community Council approves the expenditure of up to \$999 to purchase new MVCC and Green Tent canopies and, if available, patch and repair kits for the existing canopies.  
Motion to approve by Bill Scheduling, 2<sup>nd</sup> by Sherri Akers. Motion carried unanimously.
    - iii. **FUNDING MOTION: Mar Vista Art Walk** (Director’s motion submitted by Bill Koontz)  
The Mar Vista Community Council approves the expenditure of up to \$300 for the printing of flyers to publicize the December 3<sup>rd</sup> Mar Vista Art Walk.  
Motion to approve by Melissa Stoller, 2<sup>nd</sup> by Sherri Akers. Motion carried unanimously.  
Green Communications Initiative, a local non-profit (applying for 501c), is running the Art Walk. Will be on Venice between Inglewood & Beethoven. Money is not going to GCI.
  - f. Mar Vista Bi Monthly LADOT/CD11/LAPD Traffic Committee Liaison: Linda Guagliano [lindaguag@netzero.net](mailto:lindaguag@netzero.net)  
Next meeting is November 18; agenda closes November 14, early afternoon.  
Sgt. Christopher Koontz, now in charge of assigning officer; new officer, Davis, will attend meeting.
  - g. DWP MOU Liaison: Myra Boime  
Referenced articles about utilities trying to kill rooftop solar. Storage technology is available. How do we get DWP to embrace it?  
Robin Doyno: getting DWP to move ahead is big project. Myra & Robin will continue to monitor.  
Bill Koontz: need to keep focus on proposed rate increase. Myra: if go to locally generated power, don’t need the transmission lines.  
Ken Alpern: Seems like if we save energy, rates go up, if we use more power, rates go up. As long as City gets money from DWP, won’t keep rates down.
  - h. LANCC Liaison: Open (Bill Koontz reporting)
  - i. DWP Recycled Water Liaison: Christopher McKinnon [www.ladwp.com/recycledwater](http://www.ladwp.com/recycledwater)  
Recycled water is joint effort of DWP & Waste Management. Project to clean Tillman plant water and use it in Valley. Budweiser is going to clean up its water and infiltrate into aquifer.
  - j. Fall Festival Liaison: Albert Olson
  - k. City Budget: John Kuchta

- l. Recode LA: Sharon Commins  
Not meeting in November. December 9, big meeting at City Hall.  
Interim mansionization ordinance, which includes Mar Vista, extended into 2017.
  - m. Mar Vista Chamber of Commerce: Sarah Auerswald  
Monthly meeting is November 19 at Coffee Connection.  
Make It Mar Vista is November 28, 10:00–4:00. Kickoff bike ride at 10:00 A.M. There might be ribbon cutting on Venice Blvd at 11:00 A.M opening ceremony. Will have artisan booths, live entertainment, interactive art project, bike lane, etc.  
Nick Gervey: with wife, is working to bring more money into area – playing up local businesses to their short term renters. Having real impact in Mar Vista.
8. **New Business** - Action items, which may include motions to refer items to the appropriate MVCC committee where desirable (public comment permitted, 1 min per speaker unless waived by the Chair); items may be received and filed by consent if no discussion or public comment.
- Motion to approve moving up 8.e by Bill Scheduling, 2<sup>nd</sup> by Ken Alpern . Motion carried unanimously.
  - a. **ADMINISTRATIVE MOTION: Elections & Bylaws Committee Chair**  
MVCC approves the appointment of Bill Koontz as chair of the Elections & Bylaws Committee.  
Put over to next meeting.
  - b. **ADMINISTRATIVE MOTION: Aging in Place Committee**  
MVCC approves changing Aging in Place from an ad-hoc to a standing committee.  
Motion to approve by Sherri Akers, 2<sup>nd</sup> by Mitchel Rische. Motion carried unanimously.  
Ken Alpern: Consider renaming the committee “Senior Issues.”
  - c. **ADMINISTRATIVE MOTION: Animal Services Liaison**  
MVCC approves the appointment of ~~Sherri Akers~~ Steven Boskin as Animal Services Liaison.  
Motion to approve as amended by Bill Scheduling, 2<sup>nd</sup>. By Sherri Akers. Motion carried unanimously.
  - d. **ADMINISTRATIVE MOTION: NCSA Liaison**  
MVCC eliminates the position of Neighborhood Council Sustainability Alliance Liaison.  
Motion to approve by Sherri Akers, 2<sup>nd</sup> by Melissa Stoller.  
Discussion:  
    - Sherri: NCSA is functioning more like a non-profit. Green Committee doesn’t want to be member of an organization competing for funding with other non-profits we work with, but will attend events.
Motion carried unanimously.
  - e. **ADMINISTRATIVE MOTION: Standing Rules Revision**  
MVCC approves replacement of the Standing Rules approved May 13, 2008 and last amended on June 9, 2015 with a new version dated November 10, 2015.  
Motion to approve by Bill Scheduling, 2<sup>nd</sup> by Melissa Stoller.  
Motion to refer back to committee for consideration of unincorporated friendly amendments by Bill Scheduling, 2<sup>nd</sup> by Michelle Krupkin. Motion carried unanimously.
  - f. **POLICY MOTION: Homeless Count MOU** (submitted by Executive and Finance Committee)  
MVCC agrees to the terms of the Neighborhood Council Opt-In Program MOU (See Addendum B) and will participate in the 2016 Greater Los Angeles Homeless Count.  
Motion to approve by Robin Doyno, 2<sup>nd</sup> by Bill Scheduling.  
Discussion:  
    - Melissa Stoller: if we sign, we are committing to finding a chair, and carrying it out.
    - Sherri Akers: thinks we should first find a chair (Robin Doynowon’t chair).
    - Michelle Krupkin: Why do we do in winter? Answer: because want to find homeless where they are sheltering.
Motion put over.
  - g. **POLICY MOTION: Short term rentals** (submitted by Aging in Place Committee)

The Mar Vista Community Council supports the motion by Councilmember Mike Bonin (Council File 14-1635-S2 – see Addendum A) to create a new ordinance addressing short term rentals.

Whereas seniors are currently 10% of the Air BnB hosts, with 56% of those being retired and 25% being empty nesters, with 49% doing this for financial reasons. (<http://blog.airbnb.com/celebrating-airbnbs-60-host-community/>).

Whereas the following statistics project that our senior community will face significant financial challenges for aging in place:

- About 22% of Americans 65 years and older are in danger of becoming elder orphans - single or widowed; they have no children, at least in the area, and no support system. Based on 2012 U.S. Census data, about one third of Americans age 45 to 63 are single, and in a position to become orphans as they age.
- People age 65 and older now make up 13 percent of the total population and will jump to 16% by 2020 and 19% by 2030
- 33% of Boomers have put aside less than \$50,000 for retirement
- Baby Boomers have saved an average of \$262,541, about a third of the \$805,398 they predict they'll need at retirement.
- Among the first wave of baby boomers to hit retirement age, more than half (54 percent) quit working before they planned. A majority of those polled say it was job loss or health-related issues.
- The average annual cost of a nursing home is \$91,000 per year
- Home caregiver 24/7 costs are \$125 a day and up and will further increase with the Dept. of Labor decision that home caregivers must be paid at least minimum wage and overtime.
- Assisted Living facilities average \$3,351 per month for a one bedroom but are as high as \$12,000 with costs increasing as the level of care increases.
- Short term rentals are often the only viable means for seniors to bring in extra income to cover their increased cost of living expenses due to the need for additional services as seniors age in place and maintain independence.
- 80% of women live longer than their spouses, often by many years, on average 14. Widowhood creates economic hardship as Social Security benefits and pensions plans benefits have a reduced pay out after a spouse dies.

The Mar Vista Community Council believes that short term rentals will be a key component in our fight to help seniors stay in their home as they age. Therefore, as proposed by Councilmember Mike Bonin, the MVCC urges the LA City Council to authorize a host to rent all or part of their primary residence to short-term visitors, permitting someone to rent a spare room, or a back house. This would include renting their whole house while they are out of town.

Motion to approve by Bill Scheduling, 2<sup>nd</sup> by Sherri Akers.

Discussion:

Sherri Akers: Many seniors are house poor; short-term rentals are great source of extra income. Mike Bonin has made sound motion that addresses the problems with short term rentals when they're de facto hotels or party sites.

Rachel Caraviello: Works with local non-profit that pairs seniors to share homes. Thinks this could be slippery slope about controlling what people can do in their homes.

Sharon Commins: [See mini-presentation, Attachment A] Recommends striking the last paragraph and adding the following:

The MVCC additionally recommends that said draft ordinance based upon Council Motion 14-1635-S2 and aimed at authorization of Short Term Rentals in residential neighborhoods [wherein they are presently prohibited except by Conditional Use Permit] include the following two baseline provisions:

1. A unique, permanent ID number assigned each individual host to aid in facilitating collection of Transient Occupancy taxes "TOT"
2. Short term rental of RSO units to be strictly prohibited.

Mariza Mendoza: Has financial hardship; only thing that saved her was short term rental of one room in house.

Marilyn Zweifach: We need to make space in our community, open ourselves to change and allow members of our community who need financial support stay in community.

Nick Gervey: It's not Airbnb that's pushing people out, but developers building 2-bedroom \$3000 month rentals. Loud parties happen in apartments that aren't short term rentals. Should be able to do anything want with your 3-4 unit property, just like the big developers.

Michael Ernstoff: Owns property in Mar Vista. It's not role of zoning regulations to solve problems of aging population, or role of Council to promote this. Not up to Council to take away property rights; when bought house, expected that certain conditions would be continued; now being threatened by group home. Need constraints and enforcement. If operating as hotel or motel, should be subject to same regulations.

Christopher McKinnon: Is a senior aging in place. Need limit to number of short term rental days; Bonin's motion is too loose.

Sherri Akers: Motion is just asking the city to consider needs of seniors aging in place.

Tatiana Luethi: Many single women rely on being able to rent out a room.

J. J. Lichauco: Is Airbnb host, rents room in house and acts as host. If it's your own private property, why would government step in and tell what can do with it?

Sharon Cummins: 37% of Airbnb coming from large scale short term rentals.

Valerie Davidson: Thinks motion needs to have stronger wording – number of days can stay.

Mitchell Rishe: Motion is just trying to support what Mike Bonin has set in motion. We shouldn't be micro-managing, we'll have chance to weigh in on final ordinance. Short term rentals should be for owner-occupied units. Motion is sufficiently empowering to City Council to craft an ordinance.

Ken Alpern: This has been going on for decades. Problem isn't Airbmb, but abuse of it. Many people are doing this just to survive. Great motion overall, worries that last sentence will give people wrong impression.

Bill Scheduling: Should have license/permit.

Sherri Akers: Bonin's motion is fast tracked.

Michelle Krupkin: Likes some of Sharon's motion, but doesn't think people want to have ID number. Have heard complaints that short term rentals are taking up parking.

Friendly amendment to strike last sentence by Sherri Akers, 2<sup>nd</sup> by Ken Alpern.

Motion to approve as amended carried: 9 ayes, 0 nays, 1 abstentions (Michelle Krupkin).

h. **POLICY MOTION: 12400 W. Pacific Ave Small Lot Subdivision** (submitted by PLUM Committee)

MVCC approves the application (Case Nos. VTT-73598-SL, ENV-2015-2499-EAF) to build a small lot subdivision with 5 single-family dwelling, each 3 stories and 45 feet in height at 12400 W. Pacific Ave, with request that developer: (1) provide more realistic renderings for board to better evaluate the aesthetics of the project, and (2) consult with the MVCC Green Committee on green building elements and landscaping.

Motion to approve by Mitchell Rishe, 2<sup>nd</sup> by Bill Scheduling.

Presentation by developer

Development is at Pacific & Centinela; currently vacant lot. Driveway will be on Pacific. No guest parking. Will be five individual properties—separate homes—each with 5 levels. Will have balconies on roof and front façade.

Discussion:

Valerie Davidson: About same height as buildings behind and across street.

Mitchell Rishe: Doesn't love this project—it maxes out setbacks and height—but it's better than what is next to and across from it.

Sherri Akers: Consider including universal design elements.

Motion to approve carried: 8 ayes, 2 nays.

i. **POLICY MOTION: MVCC Recommendations for future MetroRail projects to enhance Westside/regional/countywide mobility** (submitted by T&I Committee)

MVCC Recommendations for future MetroRail projects to enhance Westside/regional/countywide mobility

The Mar Vista Community Council, supports the following two large rail projects for inclusion in the Metro Long Range Transportation Plan:

- a) Metro Rail line from West LA / LAX to Valley, and
- b) Direct Metro Rail (or Metrolink) line from LAX to Union Station via the Harbor Subdivision Rail Right of Way.

Motion to approve by Ken Alpern, 2<sup>nd</sup> by Michelle Krupkin. Motion carried unanimously.

j. **POLICY MOTION: Great Street** (submitted by T&I Committee)

Whereas LA City currently owns but a small portion of Great Street Venice Blvd. and Whereas, the rest of Great Street Venice Blvd. is owned by Caltrans, and Whereas, LA City owns Venice/Inglewood adjacent to the Mar Vista Library and the side streets off of Venice Blvd. just outside of the Venice Blvd. Caltrans right-of-way, Therefore, Mar Vista Community Council supports a Smart Bench for Venice at Inglewood near the Mar Vista Library.

Motion to approve by Michelle Krupkin, 2<sup>nd</sup> by Ken Alpern.

Presentation:

Michelle Krupkin: Mayor wants to place smart benches ASAP. Smart bench will have wifi hot spot, charging stations, up to the minute bus arrival info. This one won't be placed on street – behind circle in front of library; CalTrans still owns Venice Blvd–hasn't yet relinquished to city.

Discussion:

Bill Scheduling: concerned about being magnet for homeless.

Sarah Auerswald: it's a pilot program.

Valerie Davidson: great idea, don't care if homeless use.

Motion to approve carried: 7 ayes, 1 nay.

9. **Zone Director Reports** – (may include motions to refer action items to the appropriate MVCC committee where desirable; public comment permitted)

a. Zone 1 – Ken Alpern

Westside Pavillon not interested in Target to take space being vacated by Nordstrom. In next few years will redesign interior, probably Whole Foods Market as anchor.

b. Zone 2 – Brad Wilhite

c. Zone 3 – Bill Scheduling

Saw occupant of blue & white van dumping urine in street. LAPD says can't do anything about it.

d. Zone 4 - Michael Millman

Murder on Halloween.

e. Zone 5 – Michelle Krupkin

Rutts is replacing Don Choi.

f. Zone 6 – Valerie Davidson

10. **Committee Reports** - (may include motions to refer action items to the appropriate MVCC committee where desirable; public comment permitted)

a. **Executive & Finance Committee** - Bill Koontz, Chair

b. **Recreation Open Space Enhancement Committee** – Jerry Hornof & Tom Ponton, Co-Chairs

c. **Green Committee** – Melissa Stoller, Jeanne Kuntz & Sherri Akers, Co-Chairs

d. **Transportation & Infrastructure Committee** – Ken Alpern & Michelle Krupkin, Co-Chairs

e. **Planning and Land Use Management Committee** - Steve Wallace & Mitchell Rishe, Co-Chairs; Michael Millman, Vice-Chair

Project at Barrington & Indianapolis.

Mitchell Rishe: Group Homes: City constrained by Federal Law on what can do about restricting who can live in R1 neighborhood.

Ken Alpern: Complaints tend to go away when there's code enforcement.

f. **Education, Arts and Culture Committee** – Brad Wilhite, Robin Doyno & Sara Roos, Co-Chairs

About 500 people attended the Westside public school education event MVCC co-hosted with Westchester/Playa Vista.

Bill Scheduling: need receipts from last year's grants..

- g. **Santa Monica Airport Committee** – Valerie Davidson & Martin Rubin, Co-Chairs  
FAA has delayed ruling on land use. Metroplex is still tallying up public input on flight paths.
  - h. **Safety and Security Committee** – Rob Kadota, Chair
  - i. **Historic FS 62 Ad Hoc Committee** – Rachel Swanger & Roy Persinko, Co-Chairs
  - j. **Community Outreach Committee** – Sarah Auerswald & John Kuchta, Co-Chairs
  - k. **Elections and By-laws**- Bill Scheduling, chair
  - l. **Great Streets Ad Hoc Committee** – Michelle Krupkin, chair  
Michelle Krupkin: People from Silverlake are coming to next meeting to complain about road diet; their pilot was made permanent.
  - m. **Aging in Place** - Sherri Akers, Chair
  - n. **Homeless Issues** – Robin Doyno
- 11. **Discussion Calendar**
  - 12. **Unfinished Business** - Action items held over from previous meeting (Public comment permitted)
  - 13. **Grievances**, if any, received
  - 14. **Future agenda items**
  - 15. **Public Comment**
  - 16. **Adjournment**  
Meeting adjourned at 9: P.M.

---

\* *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at <http://www.marvista.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [secretary@marvista.org](mailto:secretary@marvista.org).*

\*\* *As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or any auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting [chair@marvista.org](mailto:chair@marvista.org).*

**Attachment A: Short Term Rental presentation by Sharon Cummins**



**EXECUTIVE OFFICE**



City Hall • 200 N. Spring Street, Room 525 • Los Angeles, CA 90012

March 19, 2014

To: Council Offices  
Other Interested Parties

From: Alan Bell, AICP *AB*  
Deputy Director of Planning

Subject: **Short-Term Rentals**

This memorandum answers frequently asked questions about how the zoning laws in effect today regulate short-term rentals in the City of Los Angeles.

**1. What is a short-term rental?**

In Los Angeles, short-term rentals include all or any portion of residential buildings that are designed or used for occupancy for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. While this definition typically applies to hotels or motels, it also applies to any other residential buildings (including one-family dwellings) that are designed or used for occupancy of 30 or fewer days.

**2. Where are short-term rentals allowed?**

Short-term rentals may be allowed in commercial zones; the RAS4 residential accessory services zone; and the R4 and R5 higher-density multi-family residential zones. The rules governing short-term rentals in these zones are complex. In some cases, short-term rentals are allowed with a Conditional Use Permit. In other cases, no Conditional Use Permit is required. Areas governed by specific plans, overlay zones or other specially zoned areas may have different rules.

**3. Where are short-term rentals prohibited?**

Short-term rentals are prohibited in agricultural zones; the R1 and other single-family residential zones; the R2, RD and R3 lower-density multi-family residential zones; and the RAS3 residential accessory services zone. Areas governed by specific plans, overlay zones or other specially zoned areas may have different rules.



## **WRAC LUPC SHORT TERM RENTAL MOTION OCT 2015**

Whereas under the City of Los Angeles present zoning code, short term rentals [defined per the attached Alan Bell memo dated 4-19-2014 as "all or any portions of residential buildings that are designed or used for occupancy for a period of 30 calendar days or less"] are in fact prohibited in the following zones:

- Agricultural zones
- R1 and other single family zones
- R2, RD, lower multiple residential zones R3 and RAS3 [accessory services zone]

Whereas short term rentals have proliferated in zones where they are not allowed thereby creating a "passive permissions" environment to the detriment of neighborhoods' zoning code enforcement, and

Whereas failure to enforce conditional use permit requirements and collect all taxes owed on this activity significantly damages the City budget by encouraging tax cheating and other scofflaw behaviors, and

Whereas the City has a clearly defined legal duty and responsibility to apply all existing laws, and to further create a reasonable regulatory framework for short term rentals in order to:

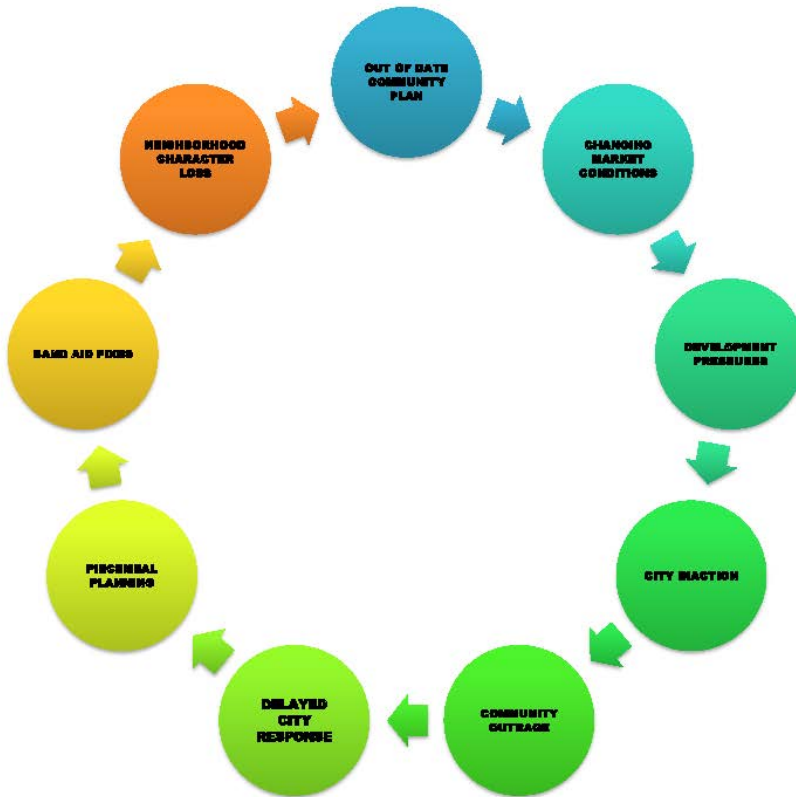
- Preserve rent stabilized housing in the marketplace, particularly for families and seniors aging in place
- Collect the required transient occupancy taxes
- Preserve neighborhood stability and eliminate the operation of so called 'rogue hotels' which remove permanent residences from the City's critically short housing supply

Whereas the City additionally has a clearly defined interest in protecting the public welfare, health, and safety through said reasonable regulatory framework,

Therefore any proposed City ordinance allowing short term rentals in presently prohibited zones must include the following essential provisions:

- No rent stabilized units "RSO" shall be allowed to rent short term
- Only owner occupied primary residences shall be permitted to host for short term rentals, and only one unit shall be permitted per host.
- There shall be a cap of 60 nights per calendar year per host for short term rentals
- Prior to listing, hosts shall be responsible for verifying their properties comply with the Los Angeles Building and Safety code at their own expense and shall make all necessary repairs
- All hosts shall obtain a City permit and a permanent registration number. The condition of receiving a City permit and permanent registration number shall be the following: proof of primary residence plus liability insurance for this specific use including any rider that may be necessary for a non-conforming use on the property. Examples of proof of primary residence shall include utility bill, drivers' license and the like
- Upon filing for a short term rentals permit, hosts shall notify property owners within 500 ft.
- All hosts shall include their permanent City registration number on all advertised listings in all media
- All hosts shall register with the City Department of Finance and remit transient occupancy taxes "TOT" including any and all back taxes owed. Short term rental TOT receipts shall not go into general fund but shall be used to create a special enforcement/compliance unit specific to enforcing regulation of short term rentals. An example of this compliance unit is the LAHD inspection program for multifamily units
- Hosts shall be required to pay the City's legal minimum wage, abide by hotel employee protections and register with the State Employment Development Department
- Hosts shall disclose such information as the City deems required for enforcement. Examples of this information shall include the type of rental whether one room or whole house, how many nights per year, how many guests and the like
- Hosts which refuse to register or disclose information necessary for enforcement shall be prohibited from operating in the City and face such penalties and fines as may be deemed appropriate by the City under the new ordinance
- Platforms shall only list City registered units and display registration number in each listing.
- Platforms shall disclose information deemed necessary by the City for enforcement and for collection of back taxes and shall be held accountable, including fines and other penalties as may be deemed appropriate by the City, for any unregistered online listings appearing upon the platforms' website
- The ordinance shall establish a right of appeal of the issuance of a short term rental permit
- The ordinance shall establish a private right of action by individuals in the community





With more than 20 plus major sites for the short-term rental market, Airbnb has shaken up the hospitality industry since it began operating in 2008, and reports are that it could soon be valued at over \$20 billion. That's nearly as much as Marriot International. With that much capital behind the Airbnb platform, it stands to reason that Airbnb hosts are cashing in as well. On the other hand, many of the most popular Airbnb destinations are also among the least affordable cities in the U.S. like Los Angeles.

**The Transient Occupancy Tax (TOT) is a tax of 14% of the rent charged to transient guests in hotels/motels located in the City of Los Angeles. The TOT is commonly known as a "bed tax".**

- 17, 044 STR units total in the city
- Average rate for a private room is \$80.00 per night
- Average occupancy rate is 72%
- Based on a 30 day calendar

**17044x.72=12272 units rented per night based on 72% occupancy**  
**12272x\$80.00=\$981760.00 per night in rental fees**  
**\$981760.00x.14=\$137,446.40 TOT per night**  
**\$137446.40x30=\$4123392.00 TOT per month**  
**\$4123392.00x12=\$49480704.00 TOT per year**  
**\$49,480,704.00 in TOT not collected each year from STRs in the City of Los Angeles.**

TOTs need to be collected at the point of reservation and submitted monthly to the City of Los Angeles along with a monthly audit paid for by the reservation company.

[Mike Masnick@mmsasnick](mailto:mike.masnick@airbnb.com)

Apparently my [@airbnb](#) reservation involves an extra degree of difficulty in the form of role playing.

To enter building, touch gray key fob to the gray plastic square on the metal stand outside the door. When it beeps, you may enter. You will see a doorman to your left (8:30am - 12:00am, M-Sat). Please do not ask the doorman for anything or tell them you are checking in/AirBNB etc. I would really appreciate it if you could keep a low profile with the doorman, especially the one that is there in the morning (8:30AM - 5:30PM). If he asks you any questions, please just tell him you live there or try to avoid him. Past the doorman, the elevators will be on your right. There is only one resident elevator.

[Airbnb Help @AirbnbHelp\\_Oct 12 @mmsasnick](#) If you're not up for the dramatic arts, DM us and we'll take care of you.

4 retweets 15 favorites

1. [Mike Masnick @mmsasnick\\_Oct 12 @AirbnbHelp](#) appreciated, but figure I'll give this a go and see. if I get tossed out for bad acting, I'll ping you. :)

0 retweets 4 favorites

2. [Airbnb Help @AirbnbHelp\\_Oct 12 @mmsasnick](#) Is this the time to say, "break a leg?" Anyways we're here 24/7--ping us anytime.

1 retweet 6 favorites

1. [Barry Rabkin @Impactoftech\\_Oct 12 Hookinton\\_MA @mmsasnick @kimmaicutler @Airbnb](#) But obviously nothing illegal or inappropriate is going on...