



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
37.		Favor	Agueda Dudley-Berrios	
			Alex Dobbs	<p>Dear Honorable Supervisors, my name is Alex Dobbs and I am a constituent from East LA, 90022, district 1. I am also the Community Resource Pastor at Hope Community Church of East LA. I am in full support of regulating short-term rentals because I have seen the rent burden dramatically increase in recent years, and we need to preserve as much long-term housing as possible in residential neighborhoods like East LA. My landlord recently rented out a new two bedroom apartment for \$3,600. On my street on Hoefner and Eagle, the normal rent ranges from \$3000-\$4000 for two bedroom houses, which is extremely unaffordable. My rent increased by \$700 a couple years ago when I moved a mile down the street into a smaller two bedroom. Many of my neighbors live in overcrowded situations because that is what they can afford. I also have friends in my church who are living in a trailer or couch surfing because rent is not affordable with their income. In June 2023, UC San Francisco released a statewide study in California and they found that 70% of the unhoused people they talked with could afford their rent if it was \$300-\$500 cheaper. An Economic Study by Professor David Wachsmuth at McGill University on Short term rentals in LA found that since 2015 2,500 homes have been taken off the long-term rental market, which is responsible for raising rental costs by \$810 per year for the average household.</p> <p>We need to do all we can to decrease the rent burden and help families and people who work be able to afford safe housing. The root of our housing crisis is from not having enough supply to meet the demand, and this ordinance will help create more long-term housing supply. I ask that you approve this ordinance.</p>
			Allison Kirste	<p>My name is Allison Kirste, a resident of Supervisor District 3. Studies show short-term rentals contribute to increases in rent and displacement. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. As a renter and student in LA County, I believe my elected leaders should be looking out for my interests, not those of absentee landlords and hosts. Unhosted short-term rentals make housing less affordable for us all.</p>



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37.		Favor	Name
			Comments
			Andrew Davidov
			My name is Andrew Davidov, a resident of Supervisor District 1. According to Better Neighbors LA, there are over 2,600 unhosted short-term rentals across unincorporated LA County. Unhosted short-term rentals take up valuable housing stock that may otherwise be available to long-term residents. The proposed Ordinance will help safeguard housing for our families and friends who want to remain in the LA communities they love.
			Andrew Good
			Angel Mortel
			Angila Romious
			Ann Dorsey
			A part of addressing the homelessness crisis must be preserving housing for long-term use to prevent displacement in the first place. The Short-Term Rentals Registration Ordinance will do just that by ensuring the primary use of housing is housing and protecting rent-restricted units for those who need them the most. Please protect our community members at risk of displacement and approve the Short-Term Rentals Registration Ordinance. Thank you.
			Brady Collins
			Brian Olney
			My name is Brian Olney, a resident of Supervisor District 5. "Studies show short-term rentals contribute to increases in rent and displacement. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. According to Better Neighbors LA, there are over 2,600 unhosted short-term rentals across unincorporated LA County. Unhosted short-term rentals take up valuable housing stock that may otherwise be available to long-term residents. The proposed Ordinance will help safeguard housing for our families and friends who want to remain in the LA communities they love. At least 54 of the 88 incorporated cities across LA County have some form of regulations on short-term rentals. However, residents in unincorporated LA County have no form of relief from the impacts of short-term rentals due to virtually no regulations on the books. I support the Short-Term Rentals Registration Ordinance because it will help protect residents in unincorporated LA County from the threat of displacement due to short-term rentals.



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37.		Favor	Christina M Dirkes	Hello Supervisors, my name is Christina Dirkes and I volunteer with NoHo Home Alliance, and a resident of District 3 - my supervisor is Lindsey Horvath. I'm a renter in Los Angeles, and I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because studies show short-term rentals contribute to increases in rent and displacement; my sister is a realtor and I've seen it myself: investors are buying up properties to use as AirBnBs and then the people of LA have nowhere to live. Rent goes up exponentially. No one can buy. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. Please safeguard our housing for our long-time community members and vote YES on the Short-Term Rentals Registration Ordinance. Thank you.
			Cornelia Dai	My name is Cornelia Dai, a resident of Supervisor District 5. Without regulation, there is no way to protect the interests of current and prospective homeowners and the general public from the adverse effects of short-term rental activity. Indeed, the data showing the negative effects cannot be disputed. Thus, there is no good reason not to move forward with passing this short-term rental law as has been done in the City of Los Angeles and other jurisdictions.
			David Hannum	I'm David Hannum. I spent two years renting an apartment in Marina del Rey and another eight renting an apartment in Torrance. In that time, my rent has skyrocketed, driven in part by the proliferation of short term rentals throughout Los Angeles County. The majority of residents of LA County are long-term renters and we need economic relief. Short-Term rentals reduce the available stock of housing and allow my landlord to squeeze more dollars from my paycheck every month. Please support the registration ordinance to protect the majority of your constituents.
			Deborah K Lopez	
			Debra Mendez	
			Debra L Mendez	Hello Supervisors, my name is Debra Mendez and I am with Pomona Economic Opportunity Center and a resident of District 1. As a homeowner and resident of Los Angeles, I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because studies show short-term rentals contribute to increases in rent and displacement. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. Please safeguard our housing for our long-time community members and vote YES on the Short-Term Rentals Registration Ordinance. Thank you.



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37.		Favor	Denise Overstreet	See attached. Please vote in favor of this ordinance. Short-term rentals are a nightmare for our community.
			Elbert Newton	
			Elizabeth Hernandez	My name is Elizabeth Hernandez, and I am a resident of Supervisor District 1. According to Better Neighbors LA, there are over 2,600 unhosted short-term rentals across unincorporated LA County. Unhosted short-term rentals take up valuable housing stock that may otherwise be available to long-term residents. The proposed Ordinance will help safeguard housing for our families and friends who want to remain in the LA communities they love.
			Esme G Reyna	Hello Supervisors, My name is Esme and I am with Los Angeles Tenants Union. I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because at least 54 of the 88 incorporated cities across LA County have some form of regulations on short-term rentals. However, residents in unincorporated LA County have virtually no form of relief from the impacts of short-term rentals due to minimal regulations. I support the Short-Term Rentals Registration Ordinance because it will help protect residents in unincorporated LA County from the threat of displacement due to short-term rentals. Please take this important step to preserve housing for long-term residents and approve the Short-Term Rentals Registration Ordinance. Thank you, Esme Germaine Reyna
			Estefany Castaneda	
			Gabriela Ambriz	I support this ordinance because it will help protect residents from the threat of displacement due to short term rentals



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37.		Favor	Griffin Thorne	<p>Hello Supervisors, My name is Griffin Thorne and I am a resident of District 1. You don't need me to tell you that Los Angeles is facing an unprecedented housing affordability crisis. The rapidly rising cost of rent county-wide has increasingly been a growing shadow of pressure and worry in my life. Will I be able to earn enough to live in a modest home? What will I do if my current housing is taken off the market? It feels like my current home is one of a shrinking number of rafts in an ocean. It casts serious doubt that my life will be manageable and sturdy in LA, or that I will be able to call this place home in the future. However, at this time I feel the need to shift the focus off of myself and on to others going through the same or worse hardship. I would say "countless others," were there not numbers to see for ourselves:</p> <p>A study published this year by the UCLA Latino Policy and Politics Institute Latino Data Hub found that 54% of all renters in Los Angeles County are rent burdened. That is 2.7 million people. The rental market is the only viable option for long-term housing for most, and that market is not working for the majority of us. In addition: just last month, LA County held the 2024 Greater Los Angeles Homeless Count. While results will not be released until later this year, the 2023 count found that over 75,000 human beings across LA County were experiencing homelessness.</p> <p>Unhosted short-term rentals are only contributing to this rental affordability crisis. Since 2019, the number of unhosted short-term rentals has grown 95%, now totaling 2,681. As more and more housing units are removed from the long-term rental market, fewer units are available to long-term tenants, thus decreasing the supply amidst continued demand. As a renter and resident of Los Angeles, I urge this board to protect our long-term housing stock for our communities, to ensure the primary use of housing is housing, and to protect rent-restricted units for those who need them the most. I urge the board to protect the people who live and rent in our communities as well as our communities' most vulnerable, by passing the Short-Term Rentals Registration Ordinance. Thank you.</p>



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			The following individuals submitted comments on agenda item:	
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37.		Favor	Homeowners In The Santa Monica Mountains North Area	<p>We urge you to reconsider the timing of the STR ordinance and implement it in the Santa Monica Mountains North Area immediately as originally planned. We have already left STRs unregulated in our very high fire severity zone for far too long and waiting even longer raises significant safety and liability concerns for residents and the County.</p> <p>Rationale:</p> <p>1. Topanga currently operates with two very different sets of zoning regulations and policy rules for North Area vs. Coastal zoned residents. This has never been an issue and homeowners simply need to accommodate to what their zone requires if they are building, renovating, boarding horses, landscaping, etc. There is nothing new with different STR regulations across the canyon.</p> <p>2. We live in a very high fire severity zone. It is far better to implement a policy that is safer for many of us than wait AT LEAST 1-2 years for a policy to be present in our dangerous area.</p> <p>3. Many cities with Coastal zones operate with different sets of policies (Manhattan Beach, Huntington Beach and Santa Barbara to name a few examples) - it does not appear to be a problem while they are pursuing agreed upon ordinances with Coastal coordination.</p> <p>4. Finally, we have a deep concern that this will delay any STR regulation at least 2 years and maybe longer. On Nov. 23, 2020, the Malibu City Council adopted Ordinance No. 472, the Hosted STR Ordinance, to establish provisions to regulate the short-term rental of property citywide. The Hosted STR Ordinance regulations cannot go into effect until the associated amendments to the City's Local Coastal Program and Land Use Plan are certified by the California Coastal Commission (CCC). There has been no STR regulation in Malibu whatsoever for over 3 years since the original draft of the plan. This poses a tremendous fire and safety danger to their community and this could well be the situation for Topanga as well.</p>
			Hugo Soto-Martinez	
			Isela Barrios	<p>My name is Isela Barrios, a resident of Supervisor District 2. At least 54 of the 88 incorporated cities across LA County have some form of regulations on short-term rentals. However, residents in unincorporated LA County have no form of relief from the impacts of short-term rentals due to virtually no regulations on the books. I support the Short-Term Rentals Registration Ordinance because it will help protect residents in unincorporated LA County from the threat of displacement due to short-term rentals.</p>



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37.		Favor	Joan Harper	My name is Joan Harper and a resident of District 5. As a homeowner and resident of Los Angeles, I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because studies show short-term rentals contribute to increases in rent and displacement. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. Please safeguard our housing for our long-time community members and vote YES on the Short-Term Rentals Registration Ordinance. Thank you.
			Joseph D Pepper	<p>Writing IN FAVOR of County ordinances for regulating Short-Term Rentals in the County Unincorporated areas. Sadly?, as a resident of Marina del Rey? (MDR), these ordinances will not immediately apply to the housing stock is ? that is concentrated in 17 multi-family residential ?projects with over 7,000 rental housing units subject to the Rent Stabilization Ordinance (RSO) of 1979 with the exception of 600 condominium units. Many residents are vexed by abuses of the home-sharing commerce platforms such as Airbnb and VRBO ?AS NOT A SINGLE? RESIDENT OF MDR IS ENTITLED ?TO OFFER A SHORT-TERM RENTAL of their unit for a period of less than 30 days? that turn the homes into de facto hotel room?s. The reason is that the rent stabilized units cannot offer market rate short-term rentals and the Unit Owners of the 600 condominium units are prohibited by the CC&R's from rentals of less than 30 days.</p> <p>?The short-term online rental unit aggregators including Airbnb and VRBO are the villains in this sad story as they serve as enablers of lease-breaking of rental units and unlawful rentals of condominiums by hiding behind Section 230 - "We didn't know, we leave it to the hosts to color between the lines." At minimum, the behavior of the online home-sharing commerce platforms could be described as tortious interference by offering an online marketplace for short-term rentals that violate the anti-subleasing provisions in standard apartment house leases and the CC&R's of the condominium associations.</p> <p>If the foregoing is correct, then why do platforms such as Airbnb and VRBO show short-term rentals available in the Marina del Rey as I write and even go so far as marking the listings with pins on a map? The behavior of these short-term rental aggregators is reprehensible and the ordinances should go much further.</p>



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37.		Favor	Joy Langford	<p>Please implenemt this ordinance to stop greedy landlords from displacing hard working long term rental residence in favor of STRs. They are creating blithe in our communities and welcoming crime and illicit behaviors such as littering, drinking alcohol outside, loitering and unsavory people gathering. We are hard working Homeowners and landlords in the area trying to provide long term housing at a fair price to hard working people. STRs are displacing many people illegally since they are being put out of their homes under the guise of Owner Occupied. The owner them rents the unit as a STR. This does not create community, it tears it down. Hotel workers are being displaced as well . When people come to town theychoose to pack too many people in a STR to save money that should go to hotels so that they can pay their stricking workers a living wage.</p> <p>Ligitimate property owners are begging for relief for the County supervisors. We no longer feel safe living next to these STRs and it's not fair to those of us that actually pay property taxes to live in safe neighborhoods. The amount of money the county would make on the transient tax is not suffice and certainly not fair to property tax payers. WE alsready pay alot in taxes.</p> <p>Please follow the lead of Hawaii, Italy and may other communities around the globe that find Air BnB and other such services an invasion.</p> <p>Thank you</p>
			Julia Glendale Tenants Union	
			Karen Stasevich	The cost of housing, both to people who are trying to buy their own home and renters, is so high, and the inflation of housing costs due to short-term rentals is unconscionable -- anything and everything must be done to reverse this trend.
			Laura Friedman	
			Maria del Pilar Avalos	
			Maria Lopez	
			Maria E Durazo	



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37.		Favor	Mariana Uribe	Hello Supervisors, my name is Mariana Uribe and I am a resident of City Council District 4. I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because according to Better Neighbors LA, there are over 2,600 unhosted short-term rentals across unincorporated LA County. Unhosted short-term rentals take up valuable housing stock that may otherwise be available to long-term residents. The proposed Ordinance will help safeguard housing for our families and friends who want to remain in the LA communities they love. As a longtime resident of Los Angeles County, I ask you vote to approve the Short-Term Rentals Registration Ordinance and keep these property owners in check, for the sake of the city and its inhabitants. Thank you.
			Marissa Ayala	
			Melissa Manousos	I am a renter in Los Angeles and short-term rentals significantly increase rental costs and further push our unhoused neighbors further away from being able to afford housing in the city. I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because studies show short-term rentals contribute to increases in rent and displacement. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. Please safeguard our housing for our long-time community members and vote YES on the Short-Term Rentals Registration Ordinance. Thank you.
			Nancy Hanna	My name is Nancy Hanna and I am a resident of Supervisor District 1- Housing is critical to the health, safety, and well-being of everyone. The County should prioritize housing for residents and not allow units to be used for short term rentals.
			Nancy H Ibrahim	
			Nithya Raman	
			Pamela Agustin-Anguiano	
			Rebecca Ayala	
			Rene C Moya	
			Roberto Garcia-Ceballos	
			Ryan Bell	
			Scarlet Peralta	



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37.		Favor	Shanti Singh	
			sonia Roman	Short term rental ordinance and rules are needed to protect the safety, peace and clean community from any type pf pollution
			Tany Ling	<p>Hello Supervisors,</p> <p>My name is Tany Ling, and I am a resident of District 1. As a homeowner in Los Angeles, I urge the Board of Supervisors to protect residents and pass the Short-Term Rentals Registration Ordinance. I have lived in the County of Los Angeles for 26 years and love the sense of community and mutual support I have with my neighbors. However, the growing short-term rental industry in LA County has turned thousands of homes into tourist accommodations, and in the process hallowed out our beloved communities. This ordinance will establish strong and balanced regulations to ensure our neighborhoods are filled with NEIGHBORS who have a stake in the community, not tourists who are here for only a few days at a time.</p> <p>For these reasons, I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance. Thank you.</p>
			Valeria De Gonzalez	My name is Valeria De Gonzalez, a resident of Supervisor District 2. As a homeowner I want to preserve the character and charm of my community. I want to know that my neighbors are invested in keeping the area safe and clean. I don't want to worry about noise, parties, and having conflict with strangers. I am also worried that many of my family and friends have been priced out of buying a home in the area and worry that short term rentals are only going to make the affordability problem worse.
			Victor Gordo	
			Victoria Camacho	My name is Victoria Camacho, a resident of Supervisor District 1. I urge the Board of Supervisors to pass the Short Term Rentals Registration Ordinance because according to Better Neighbors LA, there are over 2,600 unhosted short-term rentals across unincorporated LA County. Unhosted short-term rentals take up valuable housing stock that may otherwise be available to long-term residents. The proposed Ordinance will help safeguard housing for our families and friends who want to remain in the LA communities they love.



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37.		Favor	Zoe J Fried	Hello Supervisors, my name is Zohara Fried and I am a resident of District 5/Kathryn Barger. As a renter and resident of Los Angeles, I urge the Board of Supervisors to pass the Short-Term Rentals Registration Ordinance because studies show short-term rentals contribute to increases in rent and displacement. This Ordinance will place strong regulations on short-term rentals to protect long-term housing for tenants and potential homeowners. Please safeguard our housing for our long-time community members and vote YES on the Short-Term Rentals Registration Ordinance. Thank you.
			Alan T Zorthian	I am voicing my opinion in opposition to the restrictions on short term rentals. There does not seem to be an item for that on this list. The closest one I see is Amending County Code Title 7
		Oppose	B Citizen	
			Brittany Alex	
			Chujun Wang	
			Chunming Zhang	
			Dillon Wang	
			Floyd Alex	
			Franklin Jameson	Please re-consider in allowing ADU for short-term rentals when the main house is used as a primary residence. I need this additional income to support my family of 4 and to keep our home. We cannot move into our ADU since the space is too small. We would also never rent it to a long-term tenant since we need the flexibility of in-laws visiting to assist with child care. Please consider allowing ADU for short-term renters when the main house is used as a primary residence. Thank you
			Joanne K Kouchi	Subject: Strong Opposition to Proposed Short Term Rental Ordinance Dear Board of Supervisors, I am writing to express my strong objection to the proposed short-term rental ordinance that aims to eliminate vacation rentals in the unincorporated areas of Los Angeles County. As a dedicated community member and homeowner in this county, I firmly believe that this restrictive ordinance will have severe negative consequences on not only myself and other STR hosts but also for countless local businesses in the area that provide food and services for our guests.

As of: 3/19/2024 2:33:09 PM



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First and foremost, vacation rentals have become a significant part of our local economy. By renting out their properties, homeowners can supplement their income and support their families, as well as contribute to the economic growth of the region. Many residents rely on the financial benefits from short-term rentals to cover mortgage payments, property taxes, home improvements and other essential expenses. Eliminating vacation rentals would leave numerous families in financial distress, burdening them with the prospect of potential foreclosure or displacement. In addition to economic impacts, vacation rentals attract tourism to our beautiful county. The diverse attractions, including breathtaking landscapes, historical sites, and nearby events, bring visitors from far and wide, boosting local businesses and contributing to job creation in sectors such as hospitality, food services, and transportation. Tourists play a vital role in stimulating our economy, generating tax revenue that helps support essential public services, infrastructure development, and numerous community projects. Furthermore, homeowners who utilize short-term rentals must adhere to a set of regulations and taxation protocols, ensuring that revenues generated from these activities contribute further to the county's welfare. These taxes play a key role in funding crucial public services, local schools, and infrastructure improvements that benefit both residents and tourists alike.

Rather than imposing a blanket ban on vacation rentals, I encourage the Board to consider an approach that balances the interests of the residents, the tourism industry and the local economy. Introducing reasonable regulations, such as proper licensing, health and safety inspections, and noise control measures, would allow us to address any potential concerns without entirely eliminating this valuable economic resource. Collaboration with existing platforms, such as Airbnb, to implement self-regulation practices and address problems as they arise, would also be a more effective approach rather than prohibiting vacation rentals outright. The purpose of this ordinance was to allow for the efficient use and rental of homes and to prevent the erosion of housing stock and I feel this is highly unfair to put this burden on small mom and pop landlords! This ordinance if adopted takes away my livelihood. Vacation rental hosts are not the ones whose responsibility is solving our city's lack of housing problems. Vacation rentals make up only 1% of our state's rental market. These homes are not affordable low cost housing which is what we need to solve our housing shortage. Vacation rental owners are not the ones that will solve the housing shortage! During the Pandemic when I had a long term renter at the home and my renter didn't pay their rent, I felt betrayed by my county when I was legally forced to let them live there without paying rent!



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	<p>Landlords are not all rich and is it fair to place this burden on us to keep people housed? The county's responsibility is being placed on many small mom and pop landlords and it put an extreme financial strain on my family that we still have not recovered from. Turning my home into a vacation rental was a positive solution to earn money to pay back my debts and losses that I incurred during the pandemic including the costs to bring my home back to its beautiful current condition. My short term rental has improved my neighborhood by my consistent maintenance of my home and by bringing people to a place where they can enjoy their vacation often near their relatives or friends who are local residents, where they can enjoy the local farmers markets and businesses, and have a vacation in a private home where they can cook their own meals and enjoy what my lovely community has to offer. I have never had a single complaint by a neighbor for noise or any other matter. My property management company does a fantastic job of vetting guests to ensure that both the host and the guests have a mutually favorable experience. If there was ever a case where a guest was having a party or doing something that affected the neighbors, they would be immediately asked to leave by the management company due to breaking the agreement of their contract. Because they are short term rental guests, they do not have the rights of tenants and cannot be a squatter. Legally they would be trespassing if they do not leave if such an occurrence were to happen. Collectively, I believe we can identify creative solutions that ensure the continued success of our local economy rather than outlawing vacation homes for short-term rentals. In conclusion, I implore you to reconsider the proposed short-term rental ordinance that seeks to end vacation rentals in the unincorporated areas of Los Angeles County. The detrimental impacts on our economy, local businesses, and the financial stability of homeowners far outweigh the perceived benefits. I urge you to work towards a more balanced approach that allows our community to flourish while addressing legitimate concerns and preserving the quality of life we all cherish.</p> <p>Thank you for your attention to this matter and your commitment to serving our community's best interests. I trust that you will carefully consider this perspective before making any decisions regarding this important issue.</p> <p>Sincerely, Joanne Kouchi</p>
Joanne K Kouchi	
Julie Howell	<p>As long as units are owner occupied and legal. It brings a tremendous amount of business to our local shops, as there are no hotels operating in Topanga Canyon. A licensing fee is fine, but these restrictions are onerous and why only for unincorporated LA. This will make long term residents have to move because they won't be able to pay the mortgage. So, all we'll have are people wealthy enough to buy 2 million dollar homes. It will ruin the character of this town to restrict rentals.</p>
Kenneth E Gruberman	<p>This ordinance, as currently written, has serious flaws and will hurt people like us: responsible hosts who depend on Airbnb income to stay in our homes!</p>



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	<p>While the Hotel Lobby has bankrolled many people in favor of this measure, we who are opposed are on our own. This is even more infuriating when you consider there are NO hotels or motels in Altadena, where we live! Does it make sense to "alleviate the housing shortage" by throwing us out of our homes? That's what will happen if this ordinance passes without any amendments. I urge you to include Supervisor Horvath's amendment and also consider adding an exemption for people over 70 who reside in their homes full-time while hosting Airbnb guests so they can keep paying their mortgages! With a line item that considers the number of hotels / motels in the area. The wording would be simple and easy to do. No one wants a "party house" in their neighborhoods, us included. We are asking for some common sense when it comes to people like us so we can all avoid the debacle in New York when Airbnb was banned; instead, it was driven underground, and nothing changed. As written, this ordinance will have a similar result. Thank you.</p>
Kennice Pierson	<p>Please do not consider passing this ordinance. It will negatively impact small mom and pop landlords.</p>
Keven Barney	<p>This is an attack on mom and pop landlords. Please do not pass this ordinance.</p>
Kimberly Gustafson	<p>I urge you to vote against the proposed ordinance. This will have a detrimental impact on the community, reducing affordable vacation places in the Santa Monica Mountains for younger people, reducing tourism money spent, reducing the amount of TOT collected, and taking away from residents the joys of the hosting experience!!</p> <p>If you define "hosted stay" as one where the host is staying in an ADU while guests are in the primary residence, then the reverse MUST be true! If the host is in the primary residence and the guest is in the ADU it must also be considered a "hosted stay". In both situations the host is onsite the same distance from the guests for the same amount of time. There is a greater risk of parties and neighbor complaints in my opinion in the first scenario due to the size of rented space being much larger!!</p> <p>Please protect your residents who truly strengthen tourism and positive experiences in our area by voting against this ordinance.</p> <p>Thank you, Kimberly</p>
Lia Pilla	<p>I urge you to reconsider the proposed short-term rental ordinance. Our ability to host directly supports our families, allowing us crucial time with our children and avoiding the strictures of 9-5 jobs. We are committed to our communities, paying significant taxes that benefit the city and making substantial investments—up to \$30,000—in our properties to ensure they are comfortable and safe for guests.</p> <p>Contrary to outdated beliefs, we do not permit disruptive behavior. Such incidents harm not only our relationships with neighbors but also our financial investment, as dealing with damages is both costly and stressful. We care deeply about our communities and advocate for responsible hosting protocols</p>



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
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	that do not limit hosting days. By working with experienced hosts, we can develop guidelines that protect neighborhood harmony while also supporting the economic benefits short-term rentals bring to Los Angeles County. Please consider a balanced approach that allows us to contribute positively to our communities and economy.
Lisa Johnson	
Malin Green	This is a terrible idea. People need the income generated from rentals. It will be bad for commerce in Topanga Canyon. Thank you.
Michele Zack	This "one size fits all" ordinance will hurt many in Altadena, who rent out small guest houses on their primary residence properties both to earn money and as a valuable service in a town without a SINGLE hotel room. The over-narrow definition of "hosted stay" which doesn't allow people to host on their primary residence property unless it is within the walls of their home is a draconian "taking" and makes no sense. Renting out short term a small back or pool house, or over the garage flat that you would never consider for long term tenants, will have ZERO impact of LA's homelessness problem. Instead, it removes an income stream from mostly elderly couples, widows, and divorces who are able to stay in their homes only with this extra money. These spaces to provide a great service to those visiting family and friends in Altadena, who wish to avoid the 10 mile car trip, pollution, and much more expensive hotel rooms, of Pasadena. I ask the BoS to please work further to create a fair definition of "hosted stays" before passing this terrible affront to property owners' rights in their own homes.
Monisha Parker	I don't see the monthly payment for the annual registration fee. \$76.00 a month x 12 months is equal to \$912 a year. Low-income: \$60.00 a month x 12 months is equal to \$ 720 a year
Noelle Fabian	I oppose this measure in its restrictive form. Many residents rent out an ADU on their property to supplement their family income. Please consider allowing ADUs.
Nowana Buchanan	
Robin Barton	To Whom It May Concern, I am in opposition to the proposed ordinance for short term rental. In particular the portion making the primary residence the only allowable short term rental. The inability to use a guest house as a short term rental severely impacts an owners ability to make extra income that helps them to continue to live in their home. The majority of owners will never lease their guest house to a long term tenant. It is a guest house so you can have guests when they would like to have guests and not be forced to become a landlord. Being restricted to only using your primary residence for short term rentals means that only the very wealthy who own a 2nd home are able to rent short term without a significant impact to their lifestyle because if you live in your home you have to move out to accommodate the short term renter. In addition, if the property is unhosted, it leaves the property vulnerable to unauthorized



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	<p>parties as no one is around to supervise the rental.</p> <p>I am also against limiting the number of nights stay per year to 90. The market self dictates the number of nights that are rented and most properties will rent for well less than 40% of available days.</p> <p>Please reconsider these items in your short term rental ordinance, allow guest houses to be used and allow the market to dictate the total number of nights a property is rented.</p> <p>Thank you for your consideration.</p>
Scott Young	<p>California housing production has not kept pace with the growing population. Between 2010 and 2020, California's population grew by 2.4 million people, but only 660,000 housing units were added. Banning STR of vacation homes will not solve our housing problems and this hurts small mom & pop property owners like me who depend on the income STR's provide. Many local and small businesses also benefit from the local tourism brought in by STR's. Taxes paid by hosts provide needed income to support our local infrastructure as well. Vacation rentals are mostly single family homes and luxury apartments they are not affordable housing that is needed. Please do not pass the STR ordinance it may lead to higher rents as it will not add to the long term housing stock that people are led to believe.</p>
Susan Dantuono	<p>This ordinance, as currently written, has serious flaws and will hurt people like me: responsible hosts who depend on Airbnb income to stay in our homes! While the Hotel Lobby has bankrolled many people in favor of this measure, we who are opposed are on our own. This is even more infuriating when you consider there are NO hotels or motels in Altadena, where we live!</p> <p>Supervisor Horvath's amendment doesn't make sense. While I appreciate the consideration, I ask why would I want to stay in my ADU when hosting a guest. My ADU is just 10 steps away from my house. What's the difference if I stay in my main house vs the ADU?</p> <p>I would ask for a grandfather clause or consider adding an exemption for people over 70 who reside in their homes full-time while hosting Airbnb guests. Maybe add wording that allows ADUs with private guest parking off the street, size not allowable for parties, etc. Thank you</p>
Tiffny Barney	<p>This ordinance is not needed. It is an unfair attack on landlords and hosts.</p>
Yessica Minoz	<p>I'm house cleaning this Caine of business help me to Support my family of 4 persons two in college edge and one on elementary school, this business hi me the opportunity of be a útil in this society and get a work afther a strong sicknes like cancer,</p>
Zhengxun Wang	



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		Other	Jyoti Drummond	<p>Good day City Council members,</p> <p>I am writing as an owner and part time resident of Malibu unincorporated la county and primary resident of Malibu. In April of 2018 my husband, Colin, became totally disabled. He has not been able to work since then. We have been renting out our primary residence in Malibu during the summer on a monthly basis when we go out of the country (to stay with family in Canada and the UK) for a few months. We rent out our home in unincorporated la county in Malibu short term for no longer than 90 days. We have no problems regulating short term rentals but if they are going to be limited to only having one rental we see no reason why you must add the "must be a primary resident" factor in the ordinance. This will take away any possible fees and occupancy taxes the county would be able to charge and we both would lose valuable and important income that keeps us surviving. We have never had any noise/nuisance issues or complaints on either of our rentals. We hope you can take away this one small requirement so we can continue to rent out our home short term for no more than 90 days so we can make ends meet. Otherwise I suppose we'd have to put the other house in my 18 year old son's name and make him the primary resident but that could also be a huge financial risk with putting that much responsibility on a teenage brain. Your best solution would be ideal. Perhaps you can add a clause that disabled persons need not be a primary resident? Thank you so much for your consideration. Jo Drummond</p>
		Item Total	83	
72-F.	37,75	Favor	sonia Roman	Hosts need tp be held accountable. There should be a department where people with concerns are helped with short term rentals concerns. There should be a enforcement department for short term rentals.
		Oppose	Alan T Zorthian	I am voicing my opinion in opposition to the restrictions on short term rentals. There does not seem to be an item for that on this list. The closest one I see is this one and item 37
			Carmen G Sanchez	
			herbert simmons	Short term rental regulation impose on our 4th amendment rights under the Constitution for the United States to be safe and secure in our own property, especially when there is a very expensive mortgage to pay. High mortgages and high interest rates forced me to seek additional ways to pay the mortgage when the regular rental market did not support it. I was personally forced me into bankruptcy when I could not pay the note. I was able to save my home and restructure and pay back my debt through short term vacation rental leasing. The proposed regulations are not only are an infringement they will greatly disrupt many homeowner's like myself ability to pay and force us to sell our property overloading and depressing the local real estate values which will further force the local economy into a recession creating the opposite of the affect intended.

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
72-F.	37,75	Oppose	Jeremiah Small	The proposed ordinance was created to address consumption of affordable housing and nuisance party-houses caused by short term rentals. The proposed ordinance accomplishes this by imposing a de facto ban on short term rentals. This ordinance is a draconian restriction on small businesses in unincorporated LA County. It is bad for residents and bad for local businesses. Please vote no on this unwanted and unnecessary legislation.
			Juan Zhou	
		Other	Alan Eigen	I think your proposed rules are reasonable with two exceptions: 1. I support the proposed amendment. To allow hosts to live in an onsite ADU and rent out the main house. 2. The proposed cap of 90 days per year is too restrictive. Most just rent weekends. There are 4 weekends per month for a total of 8 weekend days per month. 12 months in a year. That equals 96 Friday and Saturdays in a year. That should be the minimum. It would be nice to be able to accommodate some non weekend rentals so I propose a revised cap of 120 days in a year.
		Item Total	7	
75.		Favor	Angila Romious	
			Denise Overstreet	See attached. Please vote in favor this ordinance. Short-term rentals are a nightmare for our community.
			Joseph D Pepper	See Comment on Item 37
			sonia Roman	Hosts should be accessible, hosts should live on the property to monitor. One unit per person.
		Oppose	B Citizen	
		Item Total	5	
Grand Total			95	

Mar. 18, 2024

RE: LA County Board of Supervisors Discussing STRs

Dear: LA County Board of Supervisors,

I am writing to you in protest of the changes being considered to limit, prohibit, and charge fees for property owners in unincorporated Los Angeles county.

I am a 60 year old single mother and although I am college educated, I find myself in financial difficulty in today's economy.

Being able to rent space on my property as short term rentals provides a little bit that makes a huge difference in my ability to pay my bills. Believe me, I much rather have my home to myself. This is a sacrifice we are making, we are not making out like bandits. We pay a lot to live here in the price of the property, taxes and also ongoing increases from every service provider. We are just barely scraping by as it is, these changes will have severe impact on my family.

I never thought that at 60, I would find myself in this predicament of not having enough finances to make ends meet. It has gotten so difficult that I have enrolled myself in a study program in hopes of finding suitable employment.

Focusing on the 2 to 4 unit properties in these areas, is not the answer. Most of these properties are owned and habited as

primary residency, by people just like me. We are trying to make things better for our families, community, and ultimately the city at large.

I am proud to be a home owner here in Los Angeles. I bought a duplex instead of a house because I wanted to generate a little help along the way. These changes you are considering will create more hardship than the problems they aim to solve.

When I look around this area, I see many more opportunities to make a difference for the better in other ways. Why target the mom/pop owners?

I hope that this letter has an impact on the decisions made by the LA County Board of Supervisors and that I do not lose my livelihood.

Thank You,

Carmen Sanchez

949-355-5899