Mr. Rivers,

I sent the below comment regarding zoning docket on Monday morning - I do not see it showing in the posed public comments. Have all comments been included in the online postings or are more being posted?

Please advise,

Jay Seastrunk

Begin forwarded message:

From: Jay Seastrunk <jay.seastrunk@icloud.com>
Date: June 06, 2016 8:52:52 AM
To: cpcinfo@nola.gov
Cc: rdrivers@nola.gov, SHead@nola.gov, jasonwilliams@nola.gov, sgguidry@nola.gov, v.lcantrell@nola.gov, nramsey@nola.gov, jbrossett@nola.gov, jagray@nola.gov
Subject: CPC Zoning Docket 061/16

Members of the City Planning Commission:

I am writing today to request that you stand by your previous positions on not recommending more disruptive non residential uses be permitted in residential districts.

Earlier in 2016 the commission voted to make principle short term rentals not permitted as part of the revised short term rental staff report with revision date of 28 Jan 2016. (Not the one with revision date of 19 Jan 2016 which allowed them) This was a wise and good move that I fully support.

Even more recently the commission voted to deny a text change amendment request by an individual property owner that would have allowed principal bed and breakfasts as a conditional use in HU-RD2. My recall is the commission cited the disruptive and commercial nature of these larger manager run, non owner occupied, bed and breakfast properties. This was a wise and good move that I fully support.
I ask that on 14 June for zoning docket 061/16 that you again act to protect residents and residential neighborhoods from any kind of commercial intrusion of non owner occupied principal short term rental units. I ask that you do this by once again recommending that they not be permitted under any circumstances in any residential zoning district.

Allowing principle short term rentals as either conditional or permitted uses in residential districts means that zoning protections for the vast majority of the area of the city which is residential will be compromised to a point that will further discourage long term residents from remaining here. In addition to the current basic infrastructure and quality of life problems die-hard residents face after paying their property taxes (or the landlords of long term renters paying theirs) a lack of protection from commercial intrusion into residential neighborhoods could become one of the final blows to a viable residential New Orleans.

As it stands we have the problems of police (crime), schools (education), public transportation, and infrastructure (potholes) which are all adequately funded but poorly managed and operated.

Allowing principle short term rentals throughout New Orleans as either a conditional or permitted use would do at the least two things:

1. It would make the cash flow of the property entitled to operate as a principle short term rental much higher than any of its neighbors. This would cause its market value to rise substantially. This value would be difficult to realize in the form of market based residential assessments and would therefore not be taxed appropriately - further state law would only collect tax at residential rates - so the benefit of this value would only fall to the owner who gets increased revenue and a much higher sales price based on cash flow should they decide to sell.

2. It would make the quality of life of all the surrounding properties drop which would have the result of lowering the long term rental value or making the adjacent properties harder to sell necessitating a lowering of their sales price. Their value would therefore drop punishing the neighbors of principle short term rental units.

So granting a limited commercial use of principle short term rental in a residential neighborhood greatly rewards that owner while simultaneously penalizing the majority of neighboring residents. This is not the purpose of zoning - to pick winners and losers.

Residential zoning should remain residential and attractive to the long term residents of the city who already tolerate enough inadequate government functions. Please act today and in the future to not add zoning and land use to the long list of city inadequacies by compromising the protections they offer the
residents of New Orleans who want to live in stable consistent residential zoning districts.

Best Regards,

Jay Seastrunk
921 Henry Clay Ave
New Orleans, LA. 70118
New Orleans Planning Commission

I am asking the planning commission to take every measure necessary to prohibit short term rentals in the Garden District. As a former member of the New Orleans HDLC and an advocate for the city, I know the importance of keeping the integrity of our neighborhoods. I firmly believe allowing these rentals will greatly harm the residential character of our historic neighborhood. Thank you.

Troy G. Scroggins, Jr. MD
Dear Nicholas,

Please prohibit short term rentals in the Garden District which already has many tourist visitors. Please prohibit short term rentals to maintain the residential neighborhood of this historic district.

Thank You,

Kathy Carmouche

Sent from my iPhone
From: Michael <mgab816@gmail.com>
Sent: Monday, June 06, 2016 12:18 PM
To: Nicholas J. Kindel
Subject: Short term rentals

Please do not pass any allowance of short term rentals in the GDistrict and nearby Lower G D. Hugely negative impact on the residents.
Michael Burke
2119 Prytania

Sent from my iPhone

Sent from my iPhone
I am completely opposed to short term rentals. They have a negative effect on our area. They use resources without compensation to the city. They are not aware of local laws and violate noise and other ordinances.

Dr Susan McSherry  
1445 Second st

Sent from my iPad

Sent from my iPad