

**CALIFORNIA COASTAL COMMISSION**

455 MARKET STREET, SUITE 300  
 SAN FRANCISCO, CA 94105-2421  
 VOICE (415) 904-5200  
 WEB: WWW.COASTAL.CA.GOV



## Lower Cost Overnight Accommodations Required Through Commission Actions

(Last Updated: January 2025)

The two tables below provide information on lower cost overnight accommodations that have either already been built or are expected to be built in the future as a result of a Commission action. The accommodation website links and related Commission staff report links are provided where possible. The intent of providing this information is to 1) help publicize the availability of these lower cost overnight accommodation options, and 2) provide examples of the types of lower cost overnight accommodation facilities that the Commission has approved in the past. The public is welcome to [contact the local Commission district office](#) with any questions about the related Commission actions, or [contact the Commission's Enforcement Unit](#) with any concerns regarding a facility's compliance with their lower cost requirements.

### **Built & Available Now**

Accommodation Name & Website Link	Accommodation Location	Lower Cost <sup>1</sup> Requirements	Related Commission Action
<a href="#">Dillon Beach Resort</a>	Marin County	Six of the RV park models available at lower cost rates	<a href="#">CDP No. 2-20-0018</a> (Dillon Beach Resort) – see p. 17, Special Condition 8
<a href="#">Inn at Rose's Landing</a>	Morro Bay	Two rooms available at lower cost rates	<a href="#">CDP No. 3-17-0581</a> (Rose's Landing Embarcadero Hotel) – see p. 5, Special Condition 3
<a href="#">Salty Sister Beach House</a>	Morro Bay	One year-round hotel unit and one off-peak	<a href="#">CDP No. 3-16-0287</a> (Front Street

<sup>1</sup> "Lower cost" is defined in various ways through these Commission actions, but is most commonly defined as rates at or below 75% of the statewide average daily rate (ADR) for the year prior to the Commission action. Lower cost rates are typically allowed to increase once annually to adjust for the Consumer Price Index. More specific information on the lower cost requirements of each accommodation can be found in the hyperlinked staff report under the "Related Commission Action" column. Staff reports without hyperlinks pre-date the Commission's website archives and can be obtained by requesting a copy from the appropriate Commission district office.



		only (6 months/year) hotel unit available at lower cost rates	Cottages) – see p. 6, Special Condition 3
<a href="#">Alila Ventana Big Sur</a>	Big Sur	At least 63 campsites and 15 tent cabins available at lower cost rates	CDP No. 3-82-171 (Ventana Inn)
<a href="#">Flying Flags Avila Beach</a>	Avila Beach	A minimum of one lower-cost campsite (car or walk-in/bike-in tent campsite) provided for every one and a half unit of hotel/motel development. A minimum of one lower-cost campsite (car or walk-in/bike-in tent campsite) provided for every three RV campsites.	<a href="#">LCP Amendment No. SLO-1-05 Part 1</a> (Port San Luis Harbor Master Plan) – see p. 18, Mod 40)
<a href="#">Shore Hotel</a>	Santa Monica	58 to 72 standard hotel rooms available at a moderate cost rate	<a href="#">CDP No. 5-18-0872</a> (Shore Hotel) – see p. 13, Special Condition 8
<a href="#">Crystal Cove Cottages</a>	Newport Beach	At least 46 cottages (dorm-style and individual) available at lower cost rates	<a href="#">CDP No. 5-16-0552</a> (Crystal Cove State Park) – see p. 8, Special Condition 2
<a href="#">Hermit Gulch Campground</a>	Catalina Island	200-person campground and tent cabins available at lower cost rates	CDP No. 5-82-316 (Lifetime Communities)
<a href="#">SW Beach Hotel</a>	Hermosa Beach	Two of the hotel rooms to be available at lower cost rates	<a href="#">CDP No. 5-20-0597</a> (Franco/Surfside Suites) – see p. 5, Special Condition 2

### **Under Construction or Not Built Yet**

<b>Accommodation Location</b>	<b>Lower Cost<sup>1</sup> Requirements</b>	<b>Related Commission Action</b>
Humboldt County	55 accommodation units in the form of a hostel, cabins, and/or car and tent camping sites to be available at lower cost rates	<a href="#">LCP Amendment No. HUM-MAJ-01-08</a> (Samoa Town Master Plan) – see p. 91, STMP (Coastal Access) Policy 1



Santa Cruz	At least 20 of the hotel rooms to be available at lower cost rates; hotel worker discount program	<a href="#">CDP No. A-3-STC-24-0016</a> (Cruz Hotel) – see p. 15, Special Condition 4
Pacific Grove	18 of the hotel rooms and 16 hostel rooms to be available at lower cost rates	<a href="#">CDP No. A-3-PGR-22-0004</a> (American Tin Cannery Hotel Resort) – see p. 19, Special Condition 6
Morro Bay	One year-round hotel room and one part-time (240 days per year) hotel room to be available at lower cost rates	<a href="#">CDP No. 3-19-0011</a> (Harborwalk Plaza Mixed-Use Project) – see p. 6, Special Condition 3
Morro Bay	One year-round hotel room and one part-time (9 months per year) hotel room to be available at lower cost rates	<a href="#">CDP No. 3-24-0149</a> (801 Embarcadero Restaurant/Hotel) – see p. 7, Special Condition 3
Santa Monica	14 micro-hotel rooms to be available at a lower cost rate	<a href="#">CDP No. 5-18-0872</a> (Shore Hotel) – see p. 14, Special Condition 9
Venice	10 of the hotel rooms to be available at lower cost rates	<a href="#">CDP No. A-5-VEN-21-0011</a> (Venice Place Hotel) – see p. 10, Special Condition 4
Huntington Beach	At least 54 of the hotel rooms to be available at lower cost rates	<a href="#">LCPA No. LCP-5-HNB-24-0003-1</a> (Magnolia Tank Farm) – see p. 21 and Exhibit 14, 15
Laguna Beach	Six of the hotel rooms to be available at lower cost rates	<a href="#">CDP No. A-5-LGB-21-0060</a> (Pacific Edge Hotel) – see p. 10, Special Condition 7
Dana Point	52-bed hostel to be available at lower cost rates	<a href="#">CDP No. A-5-DPT-17-0063</a> (Dana Point Wave Resort) – see p. 5, Special Condition 3
Dana Point	25 of the hotel rooms to be available at lower cost rates	<a href="#">CDP No. A-5-DPT-18-0046</a> (Cannons Resort) – see p. 14, Special Condition 5
Dana Point	33 of the hotel rooms to be available at lower cost rates, and 136 rooms to be available at lower to moderate cost rates	<a href="#">LCPA No. LCP-5-DPT-21-0079-2</a> (Dana Point Harbor Hotels) - see p.19, Suggested Modification 3