



**Memo**

November 2, 2016

To: Madeline Cavalieri

From: Dr. Philip G. King; Economics Dept.; San Francisco Sate University,  
pgking@sfsu.edu

Re: In-lieu fees for coastal access

I have been studying the economics of beaches in California for over twenty years and have published numerous papers and scholarly articles on beach spending, attendance, demographics and responses to sea level rise.

I recently read the Coastal Commission Memo "PUBLIC WORKSHOP: LOWER COST VISITOR SERVING ACCOMODATIONS" dated October 26, prepared for the upcoming workshop. I provided data for Figure 8 in the memo from a survey conducted through UCLA this summer at selected beaches in southern California.

It is abundantly clear from the survey, as well as my experience examining the economics of beaches in California, that lack of affordable overnight accommodation is an issue for many beach visitors. As the memo makes clear, many less expensive hotels/motels and other lodging has been removed and sometimes replaced by more expensive accommodations. At the same time, the cost of private residences, both owner occupied and rented, both single family and multi-family, has increased significantly in virtually all coastal areas in California, and the rate of housing inflation has generally been higher in coastal areas, compared to non-coastal areas. Consequently, many families have had to migrate inland, making beach access more difficult. **Indeed, for many families, the (travel) cost of getting to California's beaches represents a significant obstacle.**

I am particularly supportive of the "Payment of an in-lieu fee to fund future development of lower cost accommodations" option mentioned in the memo (p. 24, option #3). In my professional opinion, outreach programs, which target groups that have low visitation rates to California's beaches, make sense.

**The Coastal Commission and other agencies should seriously consider applying any in-lieu fees collected toward programs such as: (1) summer camps for children or families who live farther away from the coast and come from communities (especially lower income and minority communities) which do not have a history of using beaches; (2) subsidies for events sponsored by community groups in these neighborhoods which take people to the beach; (3) subsidies for existing beach groups (e.g., Jr. lifeguard programs) to reach out to these communities; (4) other outreach.**



October 31, 2016

TRANSMITTED VIA EMAIL to LowerCost@coastal.ca.gov

Madeline Cavaleri, Coastal Program Manager  
California Coastal Commission  
725 Front Street  
Santa Cruz, CA 95060

SUBJECT: Public Workshop regarding Lower Cost Visitor Serving Accommodations  
(Item Th6)

Dear Ms. Cavaleri,

The purpose of this letter is to provide comments from the San Diego Unified Port District (District) regarding the California Coastal Commission (Commission) public workshop on lower cost visitor serving accommodations.

At the March 8, 2016 meeting of the Board of Port Commissioners (Board), BPC Policy No. 775 – “Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities” (Policy) was adopted affirming the District’s commitment to protect, encourage and, where feasible, provide lower cost visitor and recreational facilities in accordance with California Coastal Act Section 30213.

The District acknowledges the importance of lower cost visitor and recreational facilities and recognizes that such facilities, depending on their nature, are consistent with the Port Act and the Public Trust Doctrine. Pursuant to the authority granted to the District by the Port Act, the Policy (Attachment A) provides that it is the policy of the District to:

*Protect, encourage and where feasible, provide for lower cost visitor and recreational facilities to enhance the public’s enjoyment of the San Diego Bay. The protection, encouragement and provision, where feasible, of lower cost visitor and recreational facilities should be examined on a project-by-project basis taking into account, without limitation, the Port Master Plan, the type and nature of the project and project site, whether a nexus exists that justifies the project’s protection or provision of the facilities, the project’s fair share for protecting or providing the facilities, as well as whether the protection or provision of the facilities can be accomplished in a successful manner within a reasonable period of time considering economic, environmental, social, legal and technological factors.*

Subject: Public Workshop regarding Lower Cost Visitor Serving Accommodations (Item Th6)

The Policy also establishes that the protection, encouragement and provision of lower cost visitor and recreational facilities can be accomplished in a number of ways, which may include, but is not limited to those uses listed below.

- Public recreational opportunities such as active and passive parks, open space, gardens, promenades, walkways and bikeways/bike paths.
- Wayfinding signage, seating, bicycle racks and other enhancements to public access areas.
- Free or lower-cost public events or tours.
- Public art, museums or exhibits.
- Public viewing areas or piers.
- Free or lower cost transportation, including shuttles, van pools, water taxis and bicycle racks.
- Public fishing piers or floating docks.
- Low cost or free moorings or boat slips.
- Dock and dine piers.
- Parking facilities/spaces that are free or lower cost.
- Kitchenettes, free wifi, free or reduced cost breakfast, and free parking at hotels or motels.
- Hostels, motels, hotels, campgrounds, yurts, RV parks, or tent campsites; provided, however, the District shall not regulate the amount for overnight stay at such facilities through a Coastal Development Permit or the Port Master Plan and therefore, the District needs to further evaluate how this type of accommodation could be provided.

The District is currently doing a survey of the existing lower cost visitor and recreational facilities within its jurisdiction and will forward the survey to Commission staff once it is completed.

The District appreciates the Commission's guidance on the matter and is committed to providing lower cost visitor and recreational facilities. However, the District has concerns that if the Commission requires that development within the District protect, enhance or provide lower cost overnight accommodations, the Commission may exceed its jurisdiction. Section 30213 does not include the requirement to protect, enhance or where feasible, provide "overnight accommodations." Also, note that Section 30213 does not address "low cost" facilities, but rather "lower cost" facilities, and includes an expressed preference for "recreational" facilities. Section 30213 is often discussed as requiring "low cost" facilities, which is contrary to the plain language of the Section.

Section 30213 prohibits the setting of room rates and hence, the Commission is expressly prevented from setting an overnight room rate as the threshold for what constitutes "lower-cost." (Public Resource Code Section 30213 "The commission shall not . . . require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private

Page 3 of 3  
October 31, 2016

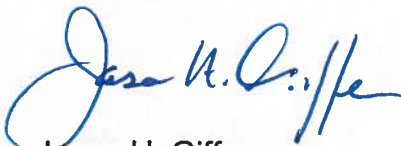
Subject: Public Workshop regarding Lower Cost Visitor Serving Accommodations (Item Th6)

lands.”) The establishment of a specific cap or ceiling on lower cost room rates violates this provision. The Commission also needs a nexus study to substantiate whether actual impacts occur to lower-cost overnight accommodations by developments, to establish a mitigation percentage (e.g., 25% of new rooms as the amount of on-site/off-site development of lower cost overnight accommodations or the amount of in-lieu fee a developer must pay), or to create an in-lieu fee program to mitigate the impact, if any. (See e.g. *Nollan v. California Coastal Comm'n* (1987) 483 U.S. 825; *Dolan v. City of Tigard* (1994) 512 U.S. 374, 391.) To the District’s knowledge, such a study has not been conducted.

It is well established that California ports, like the District, are vested with general police powers, including land use authority. (Cal. Harbors & Navigation Code, Appendix 1, Section 5.) The Commission, however, has not been granted such authority by the Legislature. Accordingly, ports have broad authority to decide the manner in which they will comply with Section 30213 and the Commission may not dictate exactly how this is accomplished. (*Yost v. Thomas* (1984) 36 Cal.3d 561, 572-573.) In fact, the District, as trustee for the people of California, is free to choose among the various Public Trust compliant uses and cannot be required to choose one use over another. (*Citizens for East Shore Parks v. California State Lands Comm.* (2012) 202 Cal.App.4th 549.) Consequently, the District has concerns that a mandate by the Commission may usurp the District’s land use authority and the division of power established in the California Legislature in creating the District and the Commission.

The District looks forward to working with the Commission on the matter and appreciates this opportunity to submit comments.

Sincerely,



Jason H. Giffen  
Assistant Vice President  
Planning and Green Port

Attachments:  
Attachment A – BPC Policy No. 775



## BPC Policy No. 775

**SUBJECT:** GUIDELINES FOR THE PROTECTION, ENCOURAGEMENT AND, WHERE FEASIBLE, PROVISION OF LOWER COST VISITOR AND RECREATIONAL FACILITIES

**PURPOSE:** To establish a policy for the protection, encouragement and, where feasible, provision of lower cost visitor and recreational facilities within the jurisdiction of the San Diego Unified Port District (District).

**BACKGROUND:** The California Legislature has declared the purposes and uses of tidelands and submerged lands matters of statewide concern and has, through the San Diego Unified Port District Act (Port Act), established the District and the boundaries thereto. In enacting the Port Act, the Legislature proclaimed the District a trustee for the people of the State of California. As trustee of the tidelands and submerged waters, the District is vested with the authority to hold and manage the tidelands and submerged lands in and around San Diego Bay "for the development, operation, maintenance, control, regulation, and management of the harbor of San Diego . . . and for the promotion of commerce, navigation, fisheries, and recreation therein." The California Legislature also granted the District broad police powers to make and enforce all necessary rules and regulations governing the use of tidelands and submerged water and balance the needs of commerce, navigation, fisheries and recreation thereon.

Accordingly, the District has the express authority to manage the tidelands and submerged waters in accordance with the Port Act and the Public Trust doctrine and that authority, includes without limitation, the ability regulate, acquire, construct, erect, maintain or operate within the District all improvements or facilities necessary for the promotion and accommodation of commerce, navigation, fisheries and recreation upon the lands and waters under the control and management of the Board of Port Commissioners (Board). The Port Act also requires the District to approve a Port Master Plan, which sets forth the public trust land and water uses within the District.

Consistent with common law, the District has the affirmative duty to take the public trust into account and to protect public trust uses whenever feasible. However, in doing so, the District has the authority to choose between different public trust uses and balance the needs of the people of California.

Additionally, the District is within the California Coastal Zone and, hence, is subject to the California Coastal Act (Coastal Act). Consistent with the Port Act and the Coastal Act, the District has a certified Port Master Plan, which sets forth goals, policies, and objectives, as well as land and water uses within the District. The Coastal Act does not dictate the exact policies or uses that must be in the Port Master Plan. Rather, the Coastal Act grants the District the flexibility and autonomy to impose a variety of different policies and uses to further the Coastal Act. One of the policies codified in Chapter 3 of the Coastal Act, is

Section 30213, which states: "Lower cost visitor and recreational facilities shall be protected, encouraged and, where feasible, provided. Developments providing recreational opportunities are preferred." Under the Coastal Act, the District has the ability to decide among numerous policies and possibilities on how it will advance the goals set forth in Section 30213. However, pursuant to Section 30213, the California Coastal Commission (Coastal Commission) may not dictate room rates as a condition of approval of a development or require the establishment of lower-cost room rates as a policy in the Port Master Plan. This Policy is intended to further the goals of Section 30213.

Because the District does not impose taxes, leasehold revenues collected by the District are used to provide public benefits, including lower cost visitor and recreational facilities. For example, as of the date of this Policy, the District and its tenants have developed and maintain an estimated 22 parks, six playgrounds, six fire rings, seven swim beaches, 22 miles of promenade, five fishing piers, four public viewing piers and platforms, three boat launch ramps, free mooring and docking, shuttle services, bikeways and numerous public art displays. The revenues also are used to provide public infrastructure, such as streets, sidewalks, public restrooms, and landscaping. Therefore, it is important for the District to balance providing such facilities with revenue generating efforts.

**POLICY STATEMENT:** The District acknowledges that the importance of lower cost visitor and recreational facilities and recognizes that such facilities, depending on their nature, are consistent with the Port Act and the Public Trust Doctrine. Pursuant to the authority granted to the District by the Port Act, as more particularly described herein, it is the policy of the District to:

*Protect, encourage and, where feasible, provide for lower cost visitor and recreational facilities to enhance the public's enjoyment of the San Diego Bay. The protection, encouragement and provision, where feasible, of lower cost visitor and recreational facilities should be examined on a project-by-project basis taking into account, without limitation, the Port Master Plan, the type and nature of the project and project site, whether a nexus exists that justifies the project's protection or provision of the facilities, the project's fair share for protecting or providing the facilities, as well as whether the protection or provision of the facilities can be accomplished in a successful manner within a reasonable period of time considering economic, environmental, social, legal and technological factors.*

There are many types of lower cost visitor and recreational facilities that may be consistent with this Board Policy, as well as other laws, such as Section 30213 of the Coastal Act. Some of the facilities that would advance this Policy are listed on Exhibit 1. Exhibit 1 is intended to illustrate different types of lower cost visitor and recreational facilities, but not every project will necessarily protect or provide such facilities, and a mix of the same may be provided. Additionally, some facilities not listed on Exhibit 1 may still be considered lower cost visitor and recreational facilities in satisfaction of this Policy.

**Exhibit 1***Examples of Lower Cost Visitor and Recreational Facilities*

Lower cost visitor and recreational facilities may include, but are not limited to, the following:

- Public recreational opportunities such as active and passive parks, open space, gardens, promenades, walkways and bikeways/bike paths.
- Wayfinding signage, seating, bicycle racks and other enhancements to public access areas.
- Free or lower-cost public events or tours.
- Public art, museums or exhibits.
- Public viewing areas or piers.
- Free or lower cost transportation, including shuttles, van pools, water taxis and bicycle racks.
- Public fishing piers or floating docks.
- Low cost or free moorings or boat slips.
- Dock and dine piers.
- Parking facilities/spaces that are free or lower cost.
- Kitchenettes, free Wi-Fi, free or reduced cost breakfast, and free parking at hotels or motels.
- Hostels, motels, hotels, campgrounds, yurts, RV parks, or tent campsites; provided, however, the District shall not regulate the amount for overnight stay at such facilities through a Coastal Development Permit or the Port Master Plan and therefore, the District needs to further evaluate on how this type of accommodation could be provided.

**RESOLUTION 2016-36**

**64876**

**RESOLUTION ADOPTING BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 775 – GUIDELINES FOR THE PROTECTION, ENCOURAGEMENT AND, WHERE FEASIBLE, PROVISION OF LOWER COST VISITOR AND RECREATIONAL FACILITIES**

**WHEREAS**, the California Legislature has declared the purposes and uses of tidelands and submerged lands matters of statewide concern and has, through the Harbors and Navigation Code Appendix I (Port Act), established the San Diego Unified Port District (District) as a public corporation and the boundaries thereto; and

**WHEREAS**, in enacting the Port Act, the Legislature proclaimed the District a trustee for the people of the State of California; and

**WHEREAS**, as trustee of the tidelands and submerged waters, the District is vested with the authority to hold and manage the tidelands and submerged lands in and around San Diego Bay "for the development, operation, maintenance, control, regulation, and management of the harbor of San Diego ... and for the promotion of commerce, navigation, fisheries, and recreation therein."; and

**WHEREAS**, the California Legislature also granted the District broad police powers to make and enforce all necessary rules and regulations governing the use of tidelands and submerged water and balance the needs of commerce, navigation, fisheries and recreation thereon; and

**WHEREAS**, the District has the express authority to manage the tidelands and submerged waters in accordance with the Port Act and the Public Trust doctrine and that authority, includes without limitation, the ability regulate, acquire, construct, erect, maintain or operate within the District all improvements or facilities necessary for the promotion and accommodation of commerce, navigation, fisheries and recreation upon the lands and waters under the control and management of the Board of Port Commissioners (Board); and

**WHEREAS**, the Port Act also requires the District to approve a Port Master Plan, which sets forth the public trust land and water uses within the District; and

**WHEREAS**, consistent with common law, the District has the affirmative duty to take the public trust into account and to protect public trust uses whenever



feasible, but in doing so, the District has the authority to choose between different public trust uses and balance the needs of the people of California; and

**WHEREAS**, the District is within the California Coastal Zone and, hence, is subject to the California Coastal Act as codified in the California Public Resource Code Section 30000 et seq. (Coastal Act); and

**WHEREAS**, consistent with the Port Act and the Coastal Act, the District has a certified Port Master Plan, which sets forth goals, policies, and objectives, as well as land and water uses within the District; and

**WHEREAS**, the Coastal Act does not dictate the exact policies or uses that must be in the Port Master Plan, but rather, grants the District the flexibility and autonomy to impose a variety of different policies and uses to further the Coastal Act; and

**WHEREAS**, one of the policies codified in Chapter 3 of the Coastal Act, is Section 30213, which states: "Lower cost visitor and recreational facilities shall be protected, encouraged and, where feasible, provided. Developments providing recreational opportunities are preferred"; and

**WHEREAS**, under the Coastal Act, the District has the ability to decide among numerous policies and possibilities on how it will advance the goals set forth in Section 30213; and

**WHEREAS**, Section 30213 of the Coastal Act prohibits the California Coastal Commission from dictating room rates as a condition of approval of a development or requiring the establishment of lower-cost room rates as a policy in the Port Master Plan; and

**WHEREAS**, leasehold revenues collected by the District are used to provide public benefits, including lower cost visitor and recreational facilities; and

**WHEREAS**, to date, the District and its tenants have developed and maintain an estimated 22 parks, six playgrounds, six fire rings, seven swim beaches, 22 miles of promenade, five fishing piers, four public viewing piers and platforms, three boat launch ramps, free mooring and docking and numerous public art displays, as well as provided public infrastructure, such as streets, sidewalks, public restrooms and landscaping; and

**WHEREAS**, Section 21 of the Port Act states that the Board may pass all necessary ordinances and resolutions for the regulation of the District; and

**WHEREAS**, District staff recommends that the Board adopt the proposed BPC Policy No. 775 – Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities (Policy); and

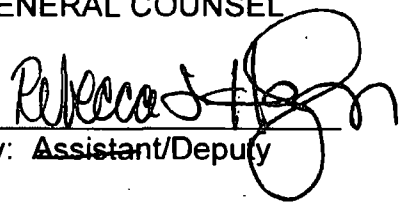
**WHEREAS**, the Policy is intended to affirm the District's goal to protect, encourage and, where feasible, provide such facilities consistent with the District's powers and authority under the Port Act and Public Trust Doctrine and further the goals of Section 30213 of the Coastal Act; and

**WHEREAS**, the Policy includes examples of lower cost visitor and recreational facilities, but pursuant to the Policy, not every project will necessarily protect or provide such facilities, and a mix of the same may be protected or provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That BPC Policy No. 775 – Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities is hereby adopted and a copy is on file in Office of the District Clerk.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL

  
By: ~~Assistant/Deputy~~

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 8<sup>th</sup> day of March 2016, by the following vote:

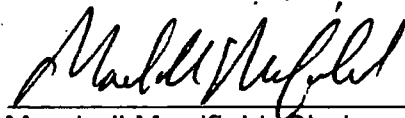
AYES: Bonelli, Merrifield, Malcolm, Moore, and Valderrama.

NAYS: None.

EXCUSED: Castellanos and Nelson.

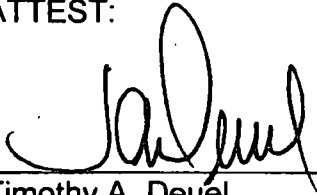
ABSENT: None.

ABSTAIN: None.



Marshall Merrifield, Chairman  
Board of Port Commissioners

ATTEST:



Timothy A. Deuel  
District Clerk

(Seal)



# San Diego Unified Port District

(14)

Th6  
Correspondence

San Diego, CA 92101

REFERENCE

COPY

64876

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File #:2016-0103

DATE: March 8, 2016

SUBJECT:

RESOLUTION ADOPTING BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 775 - GUIDELINES FOR THE PROTECTION, ENCOURAGEMENT AND, WHERE FEASIBLE, PROVISION OF LOWER COST VISITOR AND RECREATIONAL FACILITIES

EXECUTIVE SUMMARY:

At the October 7, 2015 Board of Port Commissioners (Board) meeting, staff received direction to prepare a high-level policy regarding lower cost visitor and recreational facilities for the Board's consideration. As proposed in Attachment A, BPC Policy No. 775 - Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities (Policy), is intended to affirm the District's goal to protect, encourage and, where feasible, provide such facilities consistent with the District's powers and authority under the Port Act and Public Trust Doctrine. The Policy is also intended to provide guidelines for the creation of administrative procedures that will assist in the implementation of lower cost visitor and recreational facilities.

RECOMMENDATION:

Staff recommends the Board adopt a resolution establishing BPC Policy No. 775 - Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities.

FISCAL IMPACT:

There is no direct fiscal impact to the District from this Policy as proposed. Adoption of the Policy sets forth the District's goals to protect, encourage and, where feasible, provide lower cost visitor and recreational facilities; however, development of such facilities will be considered on a project-by-project basis based on various factors. The Policy also establishes guidelines for staff to create more detailed administrative procedures that will be used to implement the protection, encouragement and provision, where feasible, of lower cost visitor and recreational facilities within the District.

COMPASS STRATEGIC GOALS:

This agenda item supports the Strategic Goals adopted by the Board in 2012. The proposed Policy will encourage the increase in access to the waterfront and the balance of visitor serving uses within the District. The proposed Policy was developed through close collaboration among District departments, including Planning and Green Port, Real Estate Development and the General

File #:2016-0103

Counsel's Office. The Policy reflects the objectives of these departments within the overall scope of the District's COMPASS strategic plan.

This agenda item supports the following Strategic Goal(s).

- A Port the public understands and trusts.
- A vibrant waterfront destination where residents and visitors converge.
- A Port with a comprehensive vision for Port land and water uses integrated to regional plans.

## DISCUSSION:

### Background

The District is responsible for managing approximately 5,333 acres of tidelands and submerged waters in and around the San Diego Bay. The length of the District's shoreline is roughly 33 miles, which is approximately 61% of the Bay's total shoreline. A broad array of uses can be found within the District's jurisdiction including, among others, shipyards, marine terminals, restaurants, moorings, docks, piers, recreational vehicle parks, hotels, parks, restaurants, shops, hiking trails and open space (or undeveloped) areas. Visitors come to District tidelands from across the State, the country, and the world, to enjoy the views, parks and other commercial and recreational amenities located along San Diego Bay. The District recognizes the importance of providing public amenities, including lower cost visitor and recreational facilities.

### Port Act and Authority Granted to the District to Manage the Tidelands

The California Legislature has declared the purposes and uses of tidelands and submerged waters as matters of statewide concern and has, through the San Diego Unified Port District Act (Port Act), established the District and the boundaries thereto. In enacting the Port Act, the Legislature proclaimed the District a trustee for the people of the State of California. As trustee of the tidelands and submerged waters, the District is vested with the authority to hold and manage the tidelands and submerged lands in and around San Diego Bay "for the development, operation, maintenance, control, regulation, and management of the harbor of San Diego . . . and for the promotion of commerce, navigation, fisheries, and recreation therein." The California Legislature also granted the District broad police powers to make and enforce all necessary rules and regulations governing the use of tidelands and submerged water and balance the needs of commerce, navigation, fisheries and recreation thereon.

Accordingly, the District has the express authority to manage the tidelands and submerged waters in accordance with the Port Act and the Public Trust Doctrine. That authority, includes, without limitation, the ability regulate, acquire, construct, erect, maintain or operate within the District all improvements or facilities necessary for the promotion and accommodation of commerce, navigation, fisheries and recreation upon the lands and waters under the control and management of the Board. The Port Act also requires the District to approve a Port Master Plan, which sets forth the public trust land and water uses within the District.

Consistent with common law, the District has the affirmative duty to take the public trust into account

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File #:2016-0103

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and to protect public trust uses whenever feasible. However, in doing so, the District has the authority to choose between different public trust uses and balance the needs of the people of California. Hence, in balancing these needs, the District may find that a hotel development may be more beneficial than a restaurant, boatyard or park. This authority is especially pertinent when considering the fact that the District's leasehold revenues are used to finance and maintain other public amenities such as parks, promenades, public art, etc. Specifically, the District's leasehold revenues - as opposed to taxes - are used to provide public benefits, including lower cost visitor and recreational facilities. For example, to date, the District and its tenants have developed and maintain an estimated 22 parks, six playgrounds, six fire rings, seven swim beaches, 22 miles of promenade, five fishing piers, four public viewing piers and platforms, three boat launch ramps, free mooring and docking and numerous public art displays. The revenues are also used to provide public infrastructure, such as streets, sidewalks, public restrooms and landscaping.

### California Coastal Act Section 30213

The District is within the California Coastal Zone and hence, is subject to the California Coastal Act (Coastal Act). Consistent with the Coastal Act, the District's certified Port Master Plan sets forth goals, policies, and objectives, as well as land and water uses within the District. The Coastal Act does not dictate the exact policies or uses that must be in the Port Master Plan. Rather, the Coastal Act grants the District the flexibility and autonomy to impose a variety of different policies and uses to ensure consistency with the Coastal Act.

One of the policies codified in Chapter 3 of the Coastal Act, is Section 30213, which states: "Lower cost visitor and recreational facilities shall be protected, encouraged and, where feasible, provided. Developments providing recreational opportunities are preferred." Under the Coastal Act, the District has the ability to decide among numerous policies and possibilities on how it will comply with Section 30213. However, pursuant to Section 30213, the California Coastal Commission (Coastal Commission) may not dictate room rates as a condition of approval of a development or require the establishment of lower-cost room rates as a policy in the Port Master Plan.

### Board Direction to Staff

At the October 7, 2015 Board meeting, staff received direction to prepare a high-level policy regarding lower cost visitor and recreational facilities for the Board's consideration. As proposed in Attachment A, BPC Policy No. 775 - Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities, is intended to affirm the District's goal to protect, encourage and, where feasible, provide such facilities. The Policy is also intended to provide guidelines for the creation of administrative procedures that will assist in the implementation of lower cost facilities.

### Lower Cost Visitor and Recreational Facilities Policy

The District is entrusted with managing State tidelands in a manner that is consistent with the Port Act. As the lead planning and regulatory agency for certain tidelands around and submerged waters of San Diego Bay, the District is responsible for overseeing public and private investments in a manner that is consistent with the Port Act. Lease revenues from public and private investments enable the District to develop and maintain lower cost visitor and recreation facilities around San

File #:2016-0103

Diego Bay.

The District acknowledges the importance of lower cost visitor and recreational facilities and recognizes that such facilities, depending on their nature, are consistent with the Port Act and the Public Trust Doctrine. Pursuant to the authority granted to the District by the Port Act, as more particularly described above, staff is recommending that the Board adopt the draft Policy, attached as Attachment A, which in part provides that it is the policy of the District to:

*Protect, encourage and, where feasible, provide for lower cost visitor and recreational facilities to enhance the public's enjoyment of the San Diego Bay. The protection, encouragement and provision, where feasible, of lower cost visitor and recreational facilities should be examined on a project-by-project basis taking into account, without limitation, the Port Master Plan, the type and nature of the project and project site, whether a nexus exists that justifies the project's protection or provision of the facilities, the project's fair share for protecting or providing the facilities, as well as whether the protection or provision of the facilities can be accomplished in a successful manner within a reasonable period of time considering economic, environmental, social, legal and technological factors.*

The proposed Policy also establishes that the protection, encouragement and provision of lower cost visitor and recreational facilities can be accomplished in a number of ways, which may include, but is not limited to, those uses listed below.

- Public recreational opportunities such as active and passive parks, open space, gardens, promenades, walkways and bikeways/bike paths.
- Wayfinding signage, seating, bicycle racks and other enhancements to public access areas.
- Free or lower-cost public events or tours.
- Public art, museums or exhibits.
- Public viewing areas or piers.
- Free or lower cost transportation, including shuttles, van pools, water taxis and bicycle racks.
- Public fishing piers or floating docks.
- Low cost or free moorings or boat slips.
- Dock and dine piers.
- Parking facilities/spaces that are free or lower cost.
- Kitchenettes, free Wi-Fi, free or reduced cost breakfast, and free parking at hotels or motels.
- Hostels, motels, hotels, campgrounds, yurts, RV parks, or tent campsites; provided, however, the amount for overnight stay at such facilities shall not be regulated through a Coastal Development Permit or the Port Master Plan and therefore, the District needs to further evaluate on how this type of accommodation could be provided.



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### Study Regarding Lower Cost Visitor and Recreational Facilities

On a parallel track, staff is also preparing a study regarding lower cost visitor and recreational facilities, including a focused look at overnight accommodations. The study effort consists of the following steps:

*Step One: Prepare Draft Lower Cost Overnight Visitor Accommodations Study* to establish a baseline of existing lower cost overnight accommodations within the District and to create the framework for a future policy regarding the provision of lower cost overnight accommodations. A hard copy of the draft was provided to the Board and California Coastal Commission (Coastal) staff on December 23, 2014. However, the Study has not been approved by the Board.

*Step Two: Prepare Nexus Study* to create a potential fee program for developments that impact lower cost overnight accommodations. The purpose of this program is to ensure that the in-lieu fee is roughly proportional to the impact created by new development. The Nexus Study will be an economic analysis that supports the potential fee requirements; it will include a nexus study fee calculation consistent with the legal requirement that fees or exactions must bear a reasonable relationship to the cost of providing lower cost accommodations within the District's jurisdiction and that the fee must be roughly proportional to the impact created by development projects. A hard copy of the draft Nexus Study was provided to the Coastal staff in August 2015, and was also provided to the Board on August 6, 2015. However, the Study has not been approved by the Board.

*Step Three: Site Selection* to develop siting criteria and implementation strategies for a variety of lower cost visitor and recreational facilities, as well as to identify potential locations throughout the District for such facilities. This step is currently in progress and will be presented to the Board in the coming months.

*Step Four: Conduct Environmental Review and Prepare Port Master Plan Amendment (PMPA)* of/for the potential site(s). If directed to do so by the Board, environmental review would be conducted pursuant to the California Environmental Quality Act, and a PMPA would be proposed for the Board's consideration. If approved, the PMPA would ultimately be submitted to Coastal for certification. It is estimated that this step will take approximately 12-18 months to complete. An alternative, but similar, step would be to incorporate the effort in the Integrated Planning Port Master Plan Update work plan.

### Next Steps

Based upon Board comments and direction to staff received regarding the proposed Policy, staff will complete the study described above and create further administrative procedures to implement this Policy. The final study and draft administrative procedures will be presented for the Board's consideration in the coming months. Depending on the Board's direction, staff will move forward with the entitlement process for implementing the establishment of an identified facility or facilities, along with any other implementation strategies the Board directs staff to pursue.



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File #:2016-0103

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In addition, administrative procedures may identify potential opportunities for implementing lower cost visitor and recreational facilities by utilizing partnership opportunities with developers, the creation of an in-lieu fee structure, and/or grant funding.

#### General Counsel's Comments:

The General Counsel's office has reviewed the information set forth in this agenda sheet and attachments, as presented, and approves it as to form and legality.

The protection, encouragement and provision of lower cost overnight accommodations is not required by the Port Act, Public Trust Doctrine or Section 30213 of the California Coastal Act, but such accommodations may be consistent with these laws. The Port Act and Coastal Act give the District the ability to decide which lower cost visitor and recreational facilities should be developed within the District in order to comply with Section 30213. Similarly, the Public Trust Doctrine allows the District to choose between different public trust uses while balancing the needs of the public. Such facilities and uses could include a variety of lower cost facilities, including, without limitation, promenades, parks, public art, open space, viewing platforms, and shuttles, as well as potentially overnight accommodations. However, there are no provisions of the Coastal Act, Port Act or Public Trust Doctrine that require the protection, encouragement or development of RV parks, hostels, camp grounds, etc. In fact, Section 30213 of the Coastal Act does not mention development of "overnight accommodations" but rather, prioritizes recreational facilities as a preferred option for lower cost facilities. Section 30213 also expressly prohibits the Coastal Commission from requiring "overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel or other similar visitor-serving facility located on either public or private lands." Hence, while the District may make a voluntary policy decision to protect, encourage and provide, where feasible, lower cost overnight accommodations, the Port Act, Public Trust Doctrine and Coastal Act do not expressly require the District to do so. Furthermore, considering the Coastal Act's prohibition of regulating room rates, the District will need to further evaluate how these types of facilities can be provided. By conducting the study described above and adopting the proposed Policy, the District is not asserting that lower cost overnight accommodations are required by the Port Act, Public Trust Doctrine or the Coastal Act.

#### Environmental Review:

The proposed Board action for potential adoption of the policy does not constitute an "approval" or a "project" under the definitions set forth in California Environmental Quality Act (CEQA) Guidelines Sections 15352 and 15378 because no direct or indirect changes to the physical environment would occur, and the Board's action does not constitute a binding commitment to approve any lower cost visitor and recreational facilities. CEQA requires that the District adequately assess the environmental impacts of projects. The Board's adoption of the policy will not bind the District to a definite course of action prior to CEQA review as it does not require such facilities to be developed. If a project is formulated as a result of the policy, appropriate CEQA review will be conducted prior to approval of the same and the Board/District, in its sole and absolute discretion, reserves its discretion to adopt any and all feasible mitigation measures, alternatives to the project, including a no project alternative, a statement of overriding consideration, if applicable, as well as approve or disapprove the project and any necessary permits or entitlements. No further action under CEQA is required at this time.

File #:2016-0103

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In addition, the proposed Board action does not allow for “development,” as defined in Section 30106 of the California Coastal Act, or “new development,” pursuant to Section 1.a. of the District’s Coastal Development Permit (CDP) Regulations. Therefore, issuance of a CDP or exclusion is not required. However, the development of future lower cost visitor and recreational facilities within the District’s jurisdiction would require processing under the California Coastal Act and the District’s CDP Regulations. The Board will consider approval of these future development projects after the appropriate documentation under the District’s CDP Regulations has been completed and authorized by the Board.

Equal Opportunity Program:

Not applicable.

PREPARED BY:

Lesley Nishihira  
Principal, Long Range Planning  
Planning & Green Port

Penny Maus  
Department Manager, Business Development  
Real Estate Development

Attachment(s):

Attachment A: Draft BPC Policy No. 775 - Guidelines for the Protection, Encouragement and, Where Feasible, Provision of Lower Cost Visitor and Recreational Facilities

October 30, 2016

California Coastal Commission

45 Fremont St.

Suite 2000

San Francisco, CA 94105

RE: November, 2016 Agenda: Th.6. Public Workshop: Lower Cost Visitor Serving Accommodations

Dear Commissioners,

Thank you for this opportunity to address the above referenced Agenda item.

As the price of real estate in California continues to leap upwards, the cost of having a vacation at the beach also rises. Lower cost visitor services are often the only way for a family to enjoy a day at the beach or if they are lucky enough, a weekend at the beach.

Many low income families depend on our coastline for recreation. In San Diego, we are afforded many areas to camp at the coast. For the most part these campsites are reasonably priced and have caps on how long you can stay. Camping near Mission Bay in San Diego is not so readily available. Public campgrounds are few and far between. Campland, a privately run campground located in Mission Bay, San Diego, caters to the high-end RV population while tent camping sites are on top of asphalt.

My reason for bringing this to your attention is so other areas don't become impacted as camping areas cater to a more moneyed group of people. Campland allows an RV to stay up to 270 days with one 24 hour out period every 90 days. This uses sites for the upper income folks at the expense of low income folks that may want to spend a weekend but have been out spent by the RV population.

You're December 10, 2014. Public Workshop on Lower Cost Visitor Serving Accommodations concluded RV campgrounds would no longer be considered lower cost. My hope is that you continue to uphold this requirement as you weigh projects coming before you. The coast belongs to all of us, regardless of income. Please do not jeopardize access for lower income families to enjoy camping out or spending a day at the coast.

Respectfully,

Pam Heatherington

Environmental Center of San Diego

**From:** [Peter Kambas](#)  
**To:** [LowerCost@Coastal](#)  
**Cc:** [Cavalieri, Madeline@Coastal](#); [maureen.mccarty@asm.ca.gov](#); [tobias.uptain-villa@sen.ca.gov](#); [Sam@friendsoffarr.org](#); [Chapman, Trish@SCC](#)  
**Subject:** Update on Hostels for Lower Cost Visitor Serving Accommodations  
**Date:** Tuesday, November 01, 2016 3:24:04 PM

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To: Coastal Commission Staff and Commissioners

From: Peter Kambas, President  
Fort Ord Hostel Society Inc  
[Peter.Kambas@gmail.com](mailto:Peter.Kambas@gmail.com)

Re: New Information on Hybrid Hostel Configurations

I represent the Fort Ord Hostel Society Inc (FOHS), an independent 501c3 nonprofit group in the Monterey Bay Area, that was recently formed to develop a 25 room, 120 bed, eco-hostel campus at the former Fort Ord. I'm writing to inform you of the fundamental changes in hostel design over the past several years that have incorporated more "hotel like" private rooms in addition to traditional dormitory style rooms. Hostels are still low cost and ideal accommodations for educational groups and the single traveler, but are now hosting more families and other travelers who are more comfortable with private accommodations. This is a way for hostels to introduce a host of new travelers of all ages to the social and intercultural experience that hostels offer, usually centered around a self-serve kitchen and shared dining experience.

Many Hostels in California and throughout the U.S. are now providing private/family rooms including some with en-suite bathrooms. I was hoping to see incentives presented in the Coastal Commission report on Lower Cost Visitor Accommodations that would encourage hostel developers and owners to provide additional private and family rooms to make hostels more "hotel like" which could attract lower income families to choose hostels as an overnight option along the coast. It's already happening in existing and new hostels, but could be accelerated with more Coastal Commission support and funding as I've outlined below.

The following suggestions are ways that the Coastal Commission could utilize existing and future mitigation funds to build new lower cost Hybrid Hostel-Hotels or to help expand existing lower cost Hostels with more "hotel like" private/family rooms that include en-suite bathrooms:

1. Allow mitigation funds from one area of the California Coast to be committed and used at any location along the coast where a building permit for a lower cost accommodation project can reasonably be achieved within a year and construction completed within two years.

2. Allow mitigation funds to be applied to lower cost accommodation projects that are a reasonable distance from the coast, (up to two or three miles), where there is safe bike, pedestrian and/or public transportation access to the coast. This would allow

more cost effective options for building lower cost accommodations where land cost may be less expensive, and yet maintain reasonable access to the coast as well as avoiding future costs associated with coastal erosion.

3. Change the "in perpetuity" requirement for a grant to a reasonable time period of 20 to 50 years depending on the size of the grant.

Our nonprofit group is planning to incorporate hybrid hostel-hotel design elements in the eco-hostel at Fort Ord as a showcase for environmental sustainability as well as providing a welcoming environment for those looking for low cost accommodations in the Monterey Bay Area - this would include educational groups, families, and the individual traveler.

My experience in hostel development dates back to the early 1990's as a volunteer board member of the Santa Cruz Hostel Society (SCHS), another independent 501c3 nonprofit. In 1990 I became the project manager for developing the Santa Cruz Hostel at the historic city owned Carmelita Cottages on Beach Hill. However, without the Coastal Conservancy grant of over \$400,000, there probably would be no hostel in Santa Cruz today, mainly because in 1990 there was no support from HI-USA for this project. This project was initiated as a local effort, but also drew on supporters and volunteers from throughout Central California. The Santa Cruz hostel is spread out over 5 historic cottages and has 45 beds in 11 guest rooms, six of which are private rooms and one of these has an en-suite bathroom and two other private rooms are in the planning stage of including en-suite bathrooms. This is an example of what a typical hostel is evolving into, what I call a hybrid Hostel-Hotel which also includes a self-catering kitchen and dining area along with a media room and common areas for guests to socialize in. See the following web link for a brief overview of the [Santa Cruz Hostel Historic Carmelita Cottages Renovation](#)

The Monterey Hostel was also developed in the late 1990's with funding from the Coastal Conservancy along with some private grants and loans, but with very little support from HI-USA. Both the Santa Cruz and Monterey Hostels are licensed as HI hostels, however they were considered smaller network type hostels and not a priority for HI-USA. The Monterey Hostel is also a hybrid hostel-hotel lodging facility with 4 private rooms including one recently renovated with an en-suite bathroom. I have met families staying at these hostels who moved from a hotel to the hostel so their children could have an intercultural experience that is the "trademark" experience at hostels throughout the world. Also, these hostels are the preferred lodging types for school & other educational groups visiting the Monterey Bay area, but are limited to smaller groups of less than 40.

I am chairing the local Fort Ord Hostel Society (FOHS) in the Monterey Bay area that was formed to continue the development of an eco-hostel campus at the former Fort Ord. HI-USA decided not to pursue this project but is supporting FOHS by transferring the lease and completed entitlements for Phase-2 of this project, along with some seed funding, to FOHS. This hostel is designed to have a mix of private and dorm rooms as well a facility for a mini-conference center. It will accommodate large groups, families and individuals. The eco-hostel campus is conveniently located

between the Fort Ord National Monument and the Fort Ord Dunes State Park and will be promoted as an adventure hostel with a range of activities from mountain biking to surfing.

The first two suggestions listed above would help facilitate building the Fort Ord eco-hostel since all the entitlements for a Phase-2 building permit have been completed and it only lacks a funding commitment to pull the permit and get started - a 9 room, 45 bed, hostel with 5 Private/Family rooms could be opened in 2017 with sufficient funding. The building site is about 1.5+ miles from the coast, and in this case, the lease is renewable in perpetuity in 30 year increments at \$1 per year. As another example, all three suggestions would allow SCHS to meet requirements for a mitigation grant to expand the Santa Cruz hostel at a nearby location to meet the demand for group accommodations and summer overflow.

In conclusion, it is apparent that hostels are evolving into a hybrid form that offer more options of "hotel like" private rooms while maintaining the social and intercultural interaction of a hostel. What I'm suggesting is that the Coastal Commission include this hybrid hostel model in its plans for mitigation requirements and funding of lower cost visitor accommodations.

Sorry, I'm not able to attend the meeting on Thursday to talk on this issue because of a scheduling conflict. Please put me on your email list and call me at 831.325.3853 to discuss strategies for incorporating this hybrid Hostel-Hotel model at locations along the coast.

Thank You,  
Peter Kambas

**From:** [Shawn Dugan](#)  
**To:** [LowerCost@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Vargas, Mark@Coastal](#); [McClure, Martha@Coastal](#); [Kinsey, Steve@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Cox, Greg@Coastal](#)  
**Cc:** [Sandra Dugan](#)  
**Subject:** Affordable Vacation Rentals in Hermosa Beach  
**Date:** Wednesday, November 02, 2016 4:25:03 PM

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Dear Coastal Commission, Council members,

I am not able to attend the meeting tomorrow in Half Moon Bay. In my absence, I hope this email will be read and considered for your future plans.

Our family owns and manages 2 vacation rental properties in Hermosa Beach, a 1 bedroom and a 2 bedroom. Over the past 8 years we have hosted many wonderful people from all over the world, including seniors coming in from colder climates, families with their toddlers, teenagers and multiple generations, some of whom have never seen the ocean before.

I stay in touch with many of these people because they like having a place to call "home" when they come to the area.

Our homes have full kitchens, bathrooms, parking spaces included, etc., so many can just wake up and make their breakfast and feel what it feels like to live at the beach. I have had people who need a kitchen because of their specific nutritional needs, training for sports, recovering from surgery or just like to have a home cooked meal. You'd be surprised at how many people come to the beach to heal from a major surgery. It's incredible.

Our places rent for \$250 (2 bedroom, 2 bath with an ocean view, steps to the ocean), \$175, 1 bedroom, 1 bath, with an ocean view, steps to the ocean). Currently, the only accommodations near the ocean is the Beach House in Hermosa. It is \$399 per night for 4 people to stay in a 1 room studio with a sofa bed and a regular bed. None of their places have access for cooking. Also, it is located next to all the bars and nightclubs. This is not where our 80 year old guests want to stay, or the couple with their children who need to be put down at 8pm.

For our 1 bedroom, we offer it to 2 adults and 1 young child maximum. The 2 bedroom has a 4 person maximum. We do not allow sleeping on the floors, couch, etc. We care about our homes, we care about the people we host and we care about Hermosa Beach.

There have been arguments posed in terms of trash, parking and extra noise. In my experience, there is LESS trash because the homes are not occupied 100% and also do not have the excess boxes and shipping materials that I see so often in Hermosa Beach on trash day. When we take out the trash cans for trash day, there is 1 single trash bag for the entire week. We have garage parking spaces allotted to our rentals. We also have rules in place for any undue noise. Most families are in bed by 10am, so this just isn't an issue.

It would be sincerely disappointing to see all of these beautiful, well tended to vacation homes be taken out and replaced by expensive hotels. I hope that this is not the future of our and other California beach towns.

I have watched the council members speak harshly against the home owners in Hermosa Beach who were doing STVR and they have unfortunately taken an extremely patronizing and antagonistic tone towards anyone that brings up the ban. I have seen it in the council meetings. There were SO many people at the council meetings who spoke in favor of vacation rentals and it seemed that decisions were made beforehand and the speakers were just taking up time. It has been every disheartening.

Please consider all of these wonderful people from all over the world who want to come and spend time here at the beach. I feel that STVR bring people from all over the world together in a very beautiful way. We need this.

Thank you for your time & all of your efforts,

Shawn Dugan  
Hermosa Beach, California

**From:** [Ed Gmail](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** CA Coastal Commission and Short Term Rentals in Our Beach Cities  
**Date:** Tuesday, November 01, 2016 8:31:37 PM

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Dear California Coastal Commission Staff,

I am writing to you to express my concern regarding the coastal cities' attempts to restrict short term rentals in San Clemente and other beach cities. My understanding is that the Coastal Commission has an opportunity to address this issue, and may be able to alter the future course of short term rentals in the coastal cities. I appreciate your support in this regard.

To give you a little background about us, my wife and I own a condo in North Beach (San Clemente). However, we are hamstrung by the city's current STLA regulations, so we are forced to only offer long term leasing arrangements, which limits our ability to share our condo with potential guests. In other words, it's much more difficult to attract potential guests to our condo because of the longer term commitment (and 30+ days of rent expense). We tried hard to prove our case, but they shut the door on all new applications in our "zone". Our so-called zone is perfect for STR as we are surrounded by multi family dwellings, and we have ample off street parking. It's actually across the street from Ole Hanson's Beach Club, and there are several commercial businesses and restaurants nearby.

As our condo is used so little for our personal use at this time, it just made sense to rent it out for part of the year-- to help cover our costs. At the same time, potential visitors/guests would have an opportunity to experience our beach home at an affordable cost (vs hotel alternatives). Offering existing homes or condos as short term rental property also reduces the need to incur major hotel/motel development, which creates additional congestion and necessary public services in our beach communities.

We are very pleased to be working with Beachside Vacation Rentals. Beachside Vacation Rentals is the premier management firm in our area, in my opinion, and they make sure our guests receive the best possible experience while staying in our condo. They are essentially acting as ambassadors for our beach community, and they try to exceed our guest's expectations. I'm not writing you to promote them, but to explain how short term rentals can work effectively for all parties involved with the right formula-- screened guests, responsible landlords, and the right management company. As a result, the beach cities and communities are being promoted, there is additional tax revenue, more jobs in the community, merchants are benefiting too.

Some other concerns about the current state of affairs:

Short term rental opponents appear to be trying to limit the number of visitors to the beach. Being an STR host allows me to share the unique coastal community which I call home.

I thank you for listening, and I'm hopeful that you and your counterparts will make the right decision for us all.

Sincerely,

Ed & Connie Smidebush  
San Clemente

Sent from my iPad





November 2, 2016

TO: California Coastal Commission  
RE: Vacation Rental Accommodations

Dear Commissioners,

HomeAway, Inc., the world's largest online vacation rental marketplace, works collaboratively with governments, associations and think-tanks around the world to identify best practice policies and model examples in our industry.

Vacation rentals offer the property owner and the traveler specific opportunities. For the traveler a vacation rental provides a home that is typically used for a longer stay by a related group or family. For the property owner a vacation rental can provide the needed income to maintain the property costs or to keep the property as a second home.

As communities discuss regulations of vacation rentals we point to the United States Conference of Mayors which stated, "...fair regulation of short-term rentals ensures greater compliance and greater receipt of local hotel taxes," and, "...onerous regulations of short-term rentals can drive the industry underground, thus evading local regulations and local hotel taxes".

Data shows the strong demand by travelers for a traditional vacation rental option, and best practices show that cities with a fair and easy to follow regulation that addresses the strong demand of the family travelers achieve the highest rate of compliance.

Sincerely,

Matt Curtis

Senior Director, Global Government Affairs  
mcurtis@homeaway.com

**From:** [David Neilan](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** Coastal Accommodations Workshop and Short Term Rentals  
**Date:** Wednesday, November 02, 2016 2:06:36 PM

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Hello Coastal Commission,

I understand that the California Coastal Commission will be holding on Thu 11-03-2016 a special coastal accommodations workshop.

While I cannot attend, I would like to say that I encourage the CCC to take a more pro-active step against local communities attempting to ban Short Term Rentals in the coastal area.

We have a 3 short term rental units in San Clemente CA, where the city council in May 2016 has passed an motion to reduce the 343 STR units to 125 units in 2 years. The beachside community of San Clemente has a population of 65,000 and approximately 220 hotel rooms in the city. STR units help allow many more visitors to have access to the beach that they would not if STR were not available.

We want to be good neighbors and to address and resolve complaints that some people might have with some visitor's stays. However, I feel this draconian ban is going too far and too fast. I hope the CCC can assist in resolving these dispute with the local coastal cities.

Thank you for your time and consideration,

David Neilan

**From:** [Susan Ratliff](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** Fwd: MY STORY  
**Date:** Tuesday, November 01, 2016 1:54:43 PM

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My Short Term Rental is not close to the coast but here is "My Story" that I sent to Frank B. last week.

Susan Ratliff  
Associate Partner Pasadena  
594 E. Colorado Blvd  
Pasadena, CA 91101  
[www.thepartnerstrust.com](http://www.thepartnerstrust.com)  
Cell: 818-489-4121  
BRE: 01072671

Begin forwarded message:

**From:** Susan Ratliff <[susanratliff@me.com](mailto:susanratliff@me.com)>  
**Date:** October 26, 2016 8:03:36 AM  
**To:** [frankb@la-stra.org](mailto:frankb@la-stra.org)  
**Subject:** MY STORY

Hi Frank,

So often I think the vision of a short term rental is a bunch of college kids renting a beach house and having a loud party every night. But that is just a small segment of what a short term rental really is. For me, it is a true humanitarian effort.

I got into the short term rental business by accident. A friend of mine was searching for a short term rental near City of Hope in Duarte and just could not find anything. I have a cottage that is next door to my daughter that I live in occasionally. She begged me to rent it to her. She and her husband live in San Clemente. He was scheduled for a bone marrow transplant at City of Hope at the end of 2014. Since then I have rented to two other families whose loved one was also having a transplant. Typically the patient must arrive at the hospital 10-days prior to the surgery for testing. Then they are hospitalized for about 3-4 weeks. Their spouse needs someplace to stay comfortably which isn't a hotel room. They usually have children or other family members who come to help. So my 2-bedroom cottage is perfect. Once the patient is released from the hospital, they must live within 15-minutes to City of Hope during the time of their recovery. They are SO grateful to have a cozy place to stay that provides all the comforts of home during a very stressful time. My last tenant developed complications after the surgery which was so emotionally challenging for his family. They had driven from the Detroit area but had to ship their car home and fly back. He was not strong enough for the trip home. I also rent to VRBO folks coming for a family wedding or reunion and corporate relocation folks. I

think this is one of the most rewarding things I have done in my life. I really need a couple more little cottages. I am constantly turning people away.

My daughter resides next door. We have never had a tenant that damage the property in any way or has been disrespectful to the adjacent neighbors. It is a shame that the service we provide, which our customers want and are grateful for can be ruined by a few "bad apples".

Susan Ratliff  
Associate Partner  
The Partners Trust  
Real Estate Brokerage  
594 E. Colorado Blvd  
Pasadena, CA 91101  
<http://www.thepartnerstrust.com>  
Cell: 818-489-4121  
BRE: 01072671

**From:** [Freida Walker](#)  
**To:** [LowerCost@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Vargas, Mark@Coastal](#); [McClure, Martha@Coastal](#);  
[Kinsey, Steve@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Cox, Greg@Coastal](#)  
**Subject:** Home Away From Home  
**Date:** Wednesday, November 02, 2016 6:21:08 PM

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Hi,

I wanted to share my own story of what the short-term rentals from the coastal zone benefits mean to me. Growing up, I nor my parents ever had the opportunity to enjoy life near the ocean due to economic constraints. As an adult now, with the availability of short-term rentals I am able to afford the opportunity to bring my family to places like Hermosa Beach to afford local accomodations for REASONABLE prices and enjoy local activities. With the astronomical hotel room rates and lack of options it wasn't really a possibility before. Now I can rent a place, enjoy bike/boat/surf rentals, and still afford to eat on Pier Ave without going for broke.

It's unfortunate that this has been taken away and what has become a holiday tradition can no longer be.

**From:** [Stephen Wolf](#)  
**To:** [Stephen Wolf](#)  
**Subject:** I support short term rentals in the Coastal Zone  
**Date:** Wednesday, November 02, 2016 3:30:48 PM

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Dear California Coastal Commission:

I am writing to express my support for short term rental housing in California's Coastal Zone. I have been both a short-term guest and a host along California's amazing coastline; I know firsthand how the availability of such rentals is invaluable -- especially in areas that are dominated by expensive hotels. Short term rentals allow coastal access for all visitors and Californians, regardless of their economic status. Until short term rentals became an option through websites like AirBnB and Homeaway, those of us who wanted to enjoy California's greatest natural resource often had to drive miles to find affordable accommodation anywhere near the beach.

I am distressed to learn of California beach cities passing ordinances that effectively deny lodging near the shore to all but a privileged few. This trend -- which evidence suggests is backed by commercial hotel interests -- is anti-democratic and runs counter to the notion that California's coastline belongs to ALL Californians.

Thank you for your thoughtful consideration of this matter.

Sincerely,

Stephen Wolf  
Venice, CA

**From:** [ROBERT REYES](#)  
**To:** [LowerCost@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Vargas, Mark@Coastal](#); [McClure, Martha@Coastal](#); [Kinsey, Steve@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Cox, Greg@Coastal](#)  
**Subject:** Illegal Ordinances in Hermosa Beach and Manhattan Beach  
**Date:** Tuesday, November 01, 2016 6:36:05 PM

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I use to manage 40-50 short term rentals in the 2 cities and since they started enforcing the illegal ordinances I am down to 5 and for the most part I have given up on the business. We (Sunny California Vacation Rentals) use to house at least 500+ families yearly and in 5 years of doing business I have had 1 incidence where the police were called to one of my homes (I called them myself) yet you The CCC allows cities to treat STR's as if they were all horrible people and disrupt neighborhoods and decrease property value without so much as a fight. You are blatantly ignored and disrespect by all the Councilmen, City Managers and City attorneys as you have seen in the videos that have been sent to you that were recorded during the city council meetings. You allow ridiculous fines/citations (\$5,000, \$10,000 & \$15,000 in hermosa) to be mailed to home owners for advertising an STR without so much as a challenge or any assistance from you to the plaintiffs in the 2 separate lawsuits that were taken to court recently. The Real estate market is suffering due to STR's however not because of their existence as those that opposed STR's claimed but because of their disappearing from the market. The real estate market is suffering from an over abundance of rental properties, 88 in MB and HB for rent in the coastal zone alone. MB has been suffering since their illegal ordinance for the past 2 years decreasing property values and now the cycle will only worsen with over 400 STR's being forced off the market in Hermosa Beach.

Where are you? How can you just take all the insults and disrespect without fighting back. You alone can force the hands of both Hermosa and Manhattan but you refuse to enforce your own laws/rules. I have one former Client that was handling their own marketing that has received \$15,000 worth of fines for advertising for less than 30-days. Other companies were advertising his property without his knowledge. The City of hermosa says pay the fines first and then we will listen to and look at your case and possible refund a portion of the fines if we find in your favor. How wrong is that..... Guilty until you prove you are innocent. Please do your job and protect the access to public beaches and property owners right to rent their homes short term with reasonable regulation created by both the CCC and the local beach cities. STR's can be managed and work for all! With only 5 police calls in the entire year of 2015 to the Police in Hermosa its obvious that not all those that visit the beach are here to party and make noise.... I should know I use to handle more visitors than any other company locally and i did so without complaints from the neighbors. It can be done but without your help everyone else may as well do what I have done. I'm finishing out my last 5 STR's and going back to regular Real Estate Sales, I have been a local Realtor since 1990. After all with the privatization of our local beaches at some point the property values will recover. Without home owners having to deal with unwanted visitors to our public (private?) beaches the beach access will be for the wealthy only. LOL

Sorry but I am so disappointed with the CCC



Robert

***Robert Reyes***

***Palm Realty Boutique***

**Cell (310) 308-8778** BRE# 01042444

Office (310) 318-5017 Fax (310) 318-5085

  200 Pier Ave Suite 204 Hermosa Beach, CA. 90254



 ***Beach Property: SALES INVESTMENTS VACATION RENTALS***  
***www.sunnycaliforniavacationrentals.com***

**From:** [Steve goldsmith](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** Letter for lower cost accommodations  
**Date:** Wednesday, November 02, 2016 7:02:22 PM

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Dear California Coastal Commission:

I am writing in regards to the vacation rentals in Redondo Beach CA. I stayed in a rental on the PCH in April. We loved it and was going back in August with my entire family. I rented the same place because of the location and the people we rented from. So accommodating for our family and it was clean and beautiful. A couple of weeks before we were supposed to arrive, I received an email that we have been cancelled because Redondo Beach made vacation rentals illegal. I was devastated. Being that I was with my whole family celebrating my grandsons first birthday I went into a panic with no place to go. I was given some suggestions in the Torrance area which was not the location I wanted but I had to take because of the timing and I needed it now. The place was dirty and not what was described in the VRBO listing. For what I paid I was more than disappointed. I had planned this wonderful family vacation just to be hit with a cancellation because of what's going on in Redondo and the surrounding areas. Very disappointing. I hope things get straightened out for this not to happen again. The city should have grandfathered in existing reservations. Instead we were left high and dry. You plan so long to go to a place like Redondo and to have this happen just isn't right. Thank you for your time.  
Gina Peipert

Sent from my iPhone.



**From:** [The Strand House](#)  
**To:** [LowerCost@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Vargas, Mark@Coastal](#); [McClure, Martha@Coastal](#);  
[Kinsey, Steve@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Cox, Greg@Coastal](#)  
**Subject:** Lower Cost Visitor Accommodations  
**Date:** Wednesday, November 02, 2016 4:03:55 PM

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Dear Coastal Commission, Council members,

I am writing you in regards to the ban that Hermosa Beach has placed on short term vacation rentals. I understand there will be a workshop being held in Half Moon Bay on Thursday morning in which I am unable to attend, however I hope that my email will be read and considered for your future plans.

My family and I have rented out 2 homes in Hermosa Beach, a 1 bedroom and a 2 bedroom. Over the past 8 years we have hosted many wonderful people from all over the world, including seniors coming in from colder climates, families with their toddlers, teenagers and multiple generations, some of whom have never seen the ocean before.

I stay in touch with many of these people because they like having a place to call "home" when they come to the area.

Our homes have full kitchens, bathrooms, parking spaces included, etc., so many can just wake up and make their breakfast and feel what it feels like to live at the beach. I have had people who need a kitchen because of their specific nutritional needs, training for sports, recovering from surgery or just like to have a home cooked meal. You'd be surprised at how many people come to the beach to heal from a major surgery. It's incredible.

Our places rent for \$250 (2 bedroom, 2 bath with an ocean view, steps to the ocean), \$175, 1 bedroom, 1 bath, with an ocean view, steps to the ocean). Currently, the only accommodations near the ocean is the Beach House in Hermosa. It is \$399 per night for 4 people to stay in a 1 room studio with a sofa bed and a regular bed. None of their places have access for cooking. Also, it is located next to all the bars and nightclubs. This is not where our 80 year old guests want to stay, or the couple with their children who need to be put down at 8pm.

For our 1 bedroom, we offer it to 2 adults and 1 young child maximum. The 2 bedroom has a 4 person maximum. We do not allow sleeping on the floors, couch, etc. We care about our homes, we care about the people we host and we care about Hermosa Beach.

There have been arguments posed in terms of trash, parking and extra noise. In my experience, there is LESS trash because the homes are not occupied 100% and also do not have the excess boxes and shipping materials that I see so often in Hermosa Beach on trash day. When we take out the trash cans for trash day, there is 1 single trash bag for the entire week. We have garage parking spaces allotted to our rentals. We also have rules in place for any undue noise. Most families are in bed by 10am, so this just isn't an issue.

It would be sincerely disappointing to see all of these beautiful, well tended to vacation homes be taken out and replaced by huge hotels and massive parking lots. I hope that this is not the answer to this dilemma.

I have watched the council members speak harshly against the home owners in Hermosa Beach who were doing STVR and they have unfortunately taken an extremely patronizing and antagonistic tone towards anyone that brings up the ban. I have seen it in the council meetings. There were SO many people at the council meetings who spoke in favor of vacation rentals and it seemed that decisions were made beforehand and the speakers were just taking up time. It has been every disheartening.

Please consider all of these wonderful people from all over the world who want to come and spend time here at the beach. I feel that STVR bring people from all over the world together in a very beautiful way. We need this.

Thank you for your time & all of your efforts,

Sandra Dugan  
Hermosa Beach, Ca

**From:** [Yvonne Lookout](#)  
**To:** [LowerCost@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Vargas, Mark@Coastal](#); [McClure, Martha@Coastal](#); [Kinsey, Steve@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Cox, Greg@Coastal](#)  
**Subject:** My Family and STRs  
**Date:** Wednesday, November 02, 2016 6:39:09 PM

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Short Term Rentals have allowed me the ability to adopt and raise my niece and nephew by providing additional income that I otherwise would not have. When my niece and nephew were placed with us, we were and still are not receiving any financial assistance from the state or any other institution. However, with being able to rent out my property I was able to provide for them a lifestyle that they had never even imagined possible.

With banning the rentals, it has made it more difficult financially to maintain the cost of living necessary to raise two teenagers and pay the mortgage though we make it work. It is unfortunate that a few people can ruin it for those of us who legitimately care about the community and just love to share the experience of this place we call home.

**Yvonne Bernard**



**From:** [Bradley G. den Dulk](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** Please support the urgent need to act on behalf of low cost visitor accommodations  
**Date:** Tuesday, November 01, 2016 10:22:41 PM  
**Attachments:** [image001.png](#)

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Dear CCC Staff,

My name is Bradley den Dulk and I am from San Clemente. I am a property owner in the coastal zone and am a vacation rental property manager.

Recently cities up and down the coast have openly defied the CCC, the coastal act and have run amuck attempting to ban renting of vacation homes in communities where these residential uses have existed for up to 100 years. Making claims such as reduction of housing stock, taking over and destroying the character of neighborhoods, fear of strangers in their streets, and that these homes are businesses in a neighborhood setting.

Is it possible for vacation homes to change the character of a town when these very homes are part of what created the character of these communities? Where does this perception come from? People visit and decide to stay permanently. Soon they and their children forget they were once visitors and are now irritated that "their" town is so popular with "outsiders." This mentality is alive and well in San Clemente where they recently tried to pass an ordinance to rid the town of all existing freeway facing signs including gas stations and a Denny's signs because it encouraged people to get off the freeway. It is where they demonized vacation rentals by linking them with sober living homes and are banning them in almost all areas of the coastal zone where they have thrived since the late 1920s. It is where the mayor is currently running in the upcoming elections on a "San Clemente residents first" platform and touted his stand against big signs and vacation rentals. Let's be clear there are 4 elected officials in our city council who do not want people visiting our town. This is a pervasive small town attitude that is shared in San Clemente and other beach towns. Highlighted by the fact that since the ordinances were put in place guests, including professional surfers here for local contests, families and couples are being actively harassed and told they are not wanted. Code enforcement is being called when a single car is parked on the street instead of the driveway. We have had very quiet and respectful guests say they never want to come to San Clemente again because of the harassment from city code enforcement and neighbors. It is ugly localism, pure and simple.

Before a vote on vacation rentals in Dana Point a few months ago a resident activist wrote. "Look, we might be screwed with the city council when they ultimately vote to approve the ordinance, but no one said that we don't have to make the lives of the vacationers hell when they are here. At this point making the vacationers feel as uncomfortable and unwelcomed as possible is the goal now. Enough bad reviews on Airbnb and VBRO and I guarantee they won't be vacationing here again!"

We all know there have been problems between neighbors for thousands of years evidenced by commandments in the Bible, ancient and modern wars, plays by Shakespeare and our own folklore of the Hatfields and the McCoys. Can a vacation rental property next to a full time resident bother them? Possibly, but so can 100 other things. I should know, for 13 years I owned a house next to a

neighbor who hated children and I raised 4 of them there. Yes, she hated us.

Because anti-visitor activists see other cities along the coast to be seemingly successful at banning or severely limiting vacation rentals, an overwhelming political momentum to do the same has occurred. In a very real way this is like Sea Ranch all over again. However, instead of developers blocking access to the coast it is localist city officials using police powers and zoning laws to set up legal blockades and very real localist intimidation of other Californians and out of state Americans. Common sense regulations such as quiet hours and occupancy limits have worked for years with responsible management. Where problems occur is when proper screening of guests and tenants are inadequate or non-existent. This can happen with long term or short term rentals.

I respectfully request that you stop the momentum of Bay-Boy style localist regulation by acting swiftly and decisively by overturning these illegal ordinances that are against the long running tradition of welcoming guests to the coast with low cost visitor accommodating vacation rentals.

Thank you,

**Bradley G. den Dulk**

Beachside Vacation Rentals

(949) 413-8102 Direct

(800) 408-1822 Reservations

brad@beachsidevacationrentals.net

[www.beachsidevacationrentals.net](http://www.beachsidevacationrentals.net)



**From:** [Irene Henrikson](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** Rancho Palos Verdes Ban on STRs  
**Date:** Tuesday, November 01, 2016 8:32:46 PM

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I live one mile from the ocean in Rancho Palos Verdes. Our city has banned Short Term rentals. Please challenge their decision.

Thank you,  
Irene and Paul Henrikson  
32404 Searaven Dr  
Rancho Palos Verdes, ca

I R E N E

**From:** [lisa.revelins](mailto:lisa.revelins)  
**Subject:** Re: Support for Short Term Rentals  
**Date:** Tuesday, November 01, 2016 2:32:31 PM

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While I wrote the letter below and sent to you earlier, I would really like to add that although I market this as luxury beach house retreat I do get wonderful families from all around the United States and the world. It is more affordable for a family or extended family to come. Families have told me over and over that they simply could not afford to come here and let alone come to the beach - Venice beach. Typically a family would have to pay for 3 bedrooms in a hotel which they simply could not afford. Families can afford to come and stay at my property and they can still choose to eat out but they also have a kitchen as an option too. I am less than 100 meters from the beach. I have the greatest pleasure having people to stay. I care about my properties and the guests I have. These people are over joyed and the memories and experience they have all together as a family is so wonderful. I feel I can help and make a difference to people by having this experience. Families that have come to visit their children in college, for graduation, attending a wedding near by or some sort of reunion. Recently I had a family who was bringing their Dad who had lung cancer to come and stay all together. Another time a mother recovering from breast cancer and was staying to rest and be with her family. You would not be able to have that same experience in a hotel. It is a place where everyone can relax and be on mutual ground. A home away from home. To be near the beach has always been a place where people can unwind and enjoy. I only hope that you can help and make a difference in the proposed ordinance with the City of LA. It is not shared accommodation. It is a whole house that I really hope can be rented all year round for the likes of family to come to this magical place Venice Beach that I am so lucky and proud to be a part of and I would like to share with others.

I would very happy to pass on the overwhelming wonderful reviews I receive after families stay to support my case.

29, 28<sup>th</sup> Avenue

VENICE CA 90291

**RE: Support for Short-Term Rentals**

On 30 March 2016 I received a copy of the draft ordinance on regulation of short term rentals in Los Angeles. It is no exaggeration to say I was utterly devastated.

I come from a family which has provided high end accommodation to families and guests from all over the world for two generations.

The two private properties I own are very close to Venice beach. Both the properties I rent out are entire homes that comfortably sleep 6 people in three bedrooms on three levels.

They are well appointed and set up as townhouse condominiums and are in a perfect position for holidays or people coming to Los Angeles to work on short term projects.

I have been providing short term rentals for 7 years and I received these properties as settlement in my divorce and didn't take spousal or child support as I was able to make an income from rental on the properties instead. My 2 properties side by side each other and I take this as a serious business and something I am extremely proud of.

They are perfectly set up for families and that is 90% of my market. They will come with their spouse and children. Every guest tells me that they would much rather stay in an entire home rather than a hotel. Some may stay a minimum of 3 days or 3 months – it depends on their business. It is a home away from home.

I am booked out nearly all year round. I have top ratings and reviews

Venice Beach is a tourist attraction. They ride the bikes that I provide, walk to local restaurants, cafes and shops that I recommend. They attend local yoga or gym or spa services. These guests are very nice people that really like to feel what it is to live here. To be part of the Venice community. Their contribution to the Venice economy should not be underestimated and would be lost to the community if discontinued.

Guests are carefully vetted by me. I ask them to tell me about themselves before they book, their age, their jobs, and hobbies. Are they here for business or holiday, how they plan to use the house and what are their plans when they are visiting. I make sure they understand the Los Angeles county



laws and house rules before they book and arrive. Above all they are made aware of very strict noise disturbance guidelines and I have a curfew of any outside or courtyard and roof deck activity after 10pm.

My immediate neighbors are well aware that I rent short term and have all been happy to have my contact details. I live in the vicinity 10 minutes away if there was ever a problem which I proud to say has never occurred. I am always available.

Because this business is my sole source of income it is hard to understand that in an economy which prides itself as the world's bastion of free enterprise, how it could possibly consider such a restrictive trade practice. Surely the Uber experience demonstrates that people are entitled to choice?

Airbnb and VRBO have done much to contribute to the security and better standard of accommodation available to discerning guests in the Venice Beach area. As a direct result police are more diligent in the area because Venice Beach is now a number 1 tourist attraction and is now a safer place for the general public.

In conclusion I appeal to those responsible for this decision to consider the consequences and effects of a blanket ban on those providing unique facilities. In my case this is my sole form of income that provides for myself and my children. If the ban was to come into effect, it would be nothing short of disastrous.

Yours sincerely

LISA REVELINS

**From:** [Jack Roemer](#)  
**To:** [LowerCost@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Vargas, Mark@Coastal](#); [McClure, Martha@Coastal](#); [Kinsey, Steve@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Cox, Greg@Coastal](#); [Beachside](#)  
**Subject:** San Clemente short term lodging  
**Date:** Wednesday, November 02, 2016 11:12:07 AM

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Dear Coastal Commissioners,

I converted one half of my duplex in San Clemente last January. Since that time, every one of my tenants have been families with children. I believe this is because our property provides a much more spacious and cost effective environment to vacation in verses cramming into a hotel room, or having to get multiple rooms to accommodate all. I have two small children, and if you have vacationed with children you know what I mean.

I attended the reopening ceremony for the Ole Hanson Beach Club a few weeks ago. There were several old timers that came up to speak, and shared their stories of their first visit to San Clemente in the 1930's. They talked about the excitement they felt when they arrived on the train and the joy the beach brought them as children. They said that these early visits impacted them so much that they later moved to San Clemente, and spent their lives here as residents.

I'm sure they not only enjoyed the beauty of the coast, but also felt welcome, and inspired to move here. Contrast that now with the current city councils attitude of "go away". My tenants are greeted with a long list of rules, required by the city to be posted on the door, and my neighbors are all armed with phone numbers that they can call to make anonymous complaints to the city if someone is making too much noise.

I hope that you can do your part to preserve the beauty of the coast for all of those that want to enjoy it.

Sincerely,  
Jack Roemer

**From:** [clark wright](#)  
**To:** [LowerCost@Coastal](#)  
**Cc:** [Effie.Turnbull-Sanders@coastal.ca.g](#)  
**Subject:** Short term rental policy for coastal properties  
**Date:** Tuesday, November 01, 2016 7:21:06 PM

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I am a short term rental owner of a four unit apartment in San Clemente, Ca. I am very concerned over the invasive and illegal positions taken by the city council. Limiting the number of occupants and the number of occupants in each vehicle is beyond the purvey of city government. Please defend our rights and the rights of those who wish to experience the beach at an affordable rate. maintaining STR units slows the rate of growth of massive hotel complexes in the coastal zone. thank you for your concern and assistance. E. Clark Wright

**From:** [Jeanne Mount](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** short term rentals  
**Date:** Tuesday, November 01, 2016 2:57:59 PM

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Please exercise your power to stop coastal cities from their unreasonable exercise of power. In particular, cities that are general law cities are subject to the state's laws on rentals. There are at least 4 Civil Code statutes that deal with short-term rentals (the statutes include longer term rentals also). Cities can't make illegal what the state has already made legal.

Jeanne Mount

**From:** [Arthur and Carole den Dulk](mailto:Arthur.and.Carole.den.Dulk)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** STR  
**Date:** Tuesday, November 01, 2016 5:50:34 PM

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Dear Sirs

We are owners of a four plex in San Clemente. for STR. We have been landlords for many years for many properties. The best experience has been as a STR. No problems with renters. Long term renters have caused many problems. We have control of our property when it is short term rental. Easier to keep it clean and not disturbing for the neighbors.

People love the beach vacations and we are glad to provide them with a very nice place to stay.

Please help us keep this kind of service.

Sincerely  
Art and Carole den Dulk

--

Art & Carole den Dulk  
9300 Redwood Rd  
Hughson, Ca. 95326  
(209) 883-2608  
(209) 402-0037 cell

[agdendulk@gmail.com](mailto:agdendulk@gmail.com)  
[www.mauikaanapalivillas.com](http://www.mauikaanapalivillas.com)  
[www.vrbo.com/94024](http://www.vrbo.com/94024)  
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[www.vrbo.com/422237](http://www.vrbo.com/422237)

Maui  
San Clemente, Ca  
San Clemente, Ca  
San Clemente, Ca  
San Clemente, Ca

**From:** [Harry Snyder](#)  
**To:** [LowerCost@Coastal](mailto:LowerCost@Coastal)  
**Subject:** STR's / Lower Cost Visitor Accommodations  
**Date:** Tuesday, November 01, 2016 9:16:13 PM  
**Attachments:** [image002.png](#)  
**Importance:** High

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Hello Coastal Commission,

My name is Harry Snyder and I am the Owner of an STR in the North Beach Area of San Clemente.

I have owned and lived in San Clemente for the past 18 years, and have watched our small town evolve from 41,000 people in 1990 into a City of 65,000 people today.

I can only speak to San Clemente, but for those of you who have visited our Beautiful City, one of the most common topics visitors usually mention to me is that there are virtually no Hotels on or near the Beach.

Beachside Vacation Rentals, the Professional Company that manages my and many of my friend's properties offers a solution to this problem.

We offer an affordable STR, less than 200 yards from the Beach that caters to families. Over the last 2 ½ years we have had the pleasure of meeting and hosting families from all over the World.

We have met some of the most interesting and wonderful people who most likely would not have stayed in San Clemente had it not been for the fact that they could all stay in one residence, under one roof, and afford an amazing vacation at the Beach, and take in all that the California Coast has to offer.

If it were not for STR's, San Clemente would most likely explore the option of building Hotels on or near the Beach, limiting public access and ruining our beautiful Coastline. It is clear to me that the STR opponents are trying to cap the number of visitors to our public beaches.

I would respectfully ask you to take a hard look at the restrictions our Beach Cities are trying to enact, which in my opinion are diametrically opposed to what the California Coastal Commission is all about; providing public access to our amazing Coastline.

Thank you for your consideration,

Best Regards,

Harry Snyder

**HARRY SNYDER**  
NATIONAL ACCOUNT MANAGER



m 949.500.1711  
e [Harry.Snyder@WXbrands.com](mailto:Harry.Snyder@WXbrands.com)  
w [www.WXbrands.com](http://www.WXbrands.com)

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**From:** [lisa.revelins](mailto:lisa.revelins)  
**Subject:** Support for Short Term Rentals  
**Date:** Tuesday, November 01, 2016 1:10:28 PM

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29, 28<sup>th</sup> Avenue  
VENICE CA 90291

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LISA REVELINS

