

CALIFORNIA COASTAL COMMISSION

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**F2****CALIFORNIA COASTAL COMMISSION
LOCAL GOVERNMENT WORKSHOP****FRIDAY, JULY 12, 2019****CORRESPONDENCE***(Received by July 12, 2019)*

- 1. Comments on Short Term Rentals*
- 2. Comments on Sea Level Rise*
- 3. Comments on Short Term Rentals and Sea Level Rise*

From: fabian@talk2fabian.com
To: [Coastal Statewide Planning](#); governmentrelations@homeaway.com
Subject: [FWD: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals]
Date: Wednesday, July 03, 2019 3:16:27 PM

I oppose any type of ban on short term vacation rentals. America is a "capitalist country" We are not Venezuela or Cuba. This discussion should not even be had. Competition is good.

What happened to property rights? Right to own and conduct your own business? I don't have a rental on the coast but I do in the mountains and this absurd proposed "Ban" is an attack on property rights.

Thanks,

Not happy with California politics -Northern California Resident
Mr. Moreno

----- Original Message -----

Subject: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals

From: Vrbo Government Affairs <governmentrelations@homeaway.com>

Date: Wed, July 03, 2019 3:01 pm

To: fabian@talk2fabian.com



Dear Vrbo Partners,

The California Coastal Commission will be holding a joint workshop in **San Luis Obispo on Friday, July 12**, with the League of California Cities and California State Association of Counties to discuss three topics, including short-term rentals. The Commission's goals for each topic are to have a frank discussion of coastal city and county issues related to interactions with the Commission, find agreement on priorities and to identify next steps to develop strategies.

If you can attend and share your stories supporting short-term rentals, we encourage you to do so. Please note that there will be no more than one hour for public comment which will be limited to 1 to 2 minutes depending on the number of speakers. If you plan on attending and speaking please arrive before 9 AM to sign-up for a speaker's card. Commission staff has provided a way to submit comments via email. We urge you to provide your written comments now to Commission staff at StatewidePlanning@coastal.ca.gov.

The Commission has made workshop materials available for review. The staff report can be viewed here and the workshop agenda here.

The workshop will take place:

Friday, July 12
9:00 AM to 4:00 PM
The Embassy Suites Hotel
333 Madonna Road
San Luis Obispo, CA 93405

The California Legislature is currently considering legislation that would serve to ban vacation rentals in large parts of the Coastal Zone in San Diego County. **It is more important than ever that the Coastal Commission hear from you about the importance of coastal access to traveling families and the value that vacation rentals provide.**

Thank you,
Vrbo Government Affairs

Communications pertaining to local regulations and survey requests are sent by HomeAway in an effort to assist homeowners, property managers, and short-term rental communities to better understand and participate in regulatory processes. If you have questions, please email governmentrelations@homeaway.com. For more resources on how regulations can impact the industry and for tips on how to get involved in your local short term rental community visit our resource page . HomeAway encourages all managers and owners to become knowledgeable and comply with the regulations governing short-term rentals in their individual municipalities and states. [Click here to unsubscribe](#) .



From: [Dorothy Webster](#)
To: [Coastal Statewide Planning](#)
Cc: paigewickland@gmail.com; [Ken Webster](#); [Dick Webster](#); marcyfraser@sbcglobal.net
Subject: A famous Statewide Planner emails me.
Date: Monday, July 08, 2019 11:59:55 PM

We DO NOT NEED this guy. I'll bet our tax dollars pay him well over \$100,000./year. And what do we get? Meddling, interference, bad ideas, destruction of free-market businesses that serve a real need.

Down with Mandarin-manager politicians. I want somebody to say to all of them, "You're fired!"

Dorothy Webster
Sent from my iPad

> On Jul 8, 2019, at 12:53 PM, Coastal Statewide Planning <StatewidePlanning@coastal.ca.gov> wrote:
>
> Thank you for your comments.
>
> We will be sure to include your comments in the written record.
>
> Sincerely,
>
> Daniel Nathan
> Statewide Planning
>
> -----Original Message-----
> From: Dorothy Webster [<mailto:dorothy@techwriters.com>]
> Sent: Wednesday, July 03, 2019 4:46 PM
> To: Coastal Statewide Planning
> Cc: Datta Khalsa; ritaL@montereycoast.com
> Subject: Please do not shut down our vacation rental businesses!
>
> Many of us depend on income from a vacation rental we own and maintain.
>
> These houses provide accommodations to families who want to all stay in, cook in, socialize in a home—as opposed to several unaffordable motel or hotel rooms, which there are not enough of, for visitors.
>
> Most businesses in beach towns up and down our coast depend on tourists for their livelihood. Your onerous bill will cost many Californians their jobs. Those visitors eat, drink, shop and rent bikes, kayaks, and surf boards from local businesses.
>
> Our vacation homes will NOT solve the shortage of affordable housing.
> Only large apartment buildings will do that. If you close down our vacation rental businesses, very wealthy people will buy these homes from we owners. They're too expensive for low-income citizens. You'll just destroy 1,000s of small businesses in coastal cities.
>
> Dorothy Webster
> Vacation Rental owner

From: [C. Deborah Laughton](#)
To: [Coastal Statewide Planning](#)
Subject: A Resident's Suggestion about Laguna Beach STL Ordinance
Date: Wednesday, July 10, 2019 1:14:24 PM

C. Deborah Laughton
693 Bluebird Canyon Drive
Laguna Beach, CA 92651
(949)494-9799
Email: cdlaughton@linkline.com

July 10, 2019

Dear California Coastal Commission,

I'm a resident of Laguna Beach, and our city recently passed a Short-Term Lodging (STL) ordinance that I find misguided. Why? Because it restricts short-term lodging sites to those apartments located in our downtown, commercial district. These apartments are currently occupied by long term renters and residents, many of whom are on fixed incomes. This ordinance will put these residents' lodgings in jeopardy.

A better strategy for short-term lodging is one that could be borrowed from Europe's B&Bs. For over 200 years, visitors to the UK, Italy, Spain, etc. have been able to rent a room in an owner's occupied home. It gives visitors a chance to meet the "locals", get tips on local markets, sights, and restaurants, and feel like part of the community. It's been my favorite way to visit Europe, and it is less expensive than the cost of a hotel room. If short term rentals were restricted to owner occupied homes, there wouldn't be a problem with the party house syndrome. In all my years of visiting Europe, I've never seen other guests throw a party in the home where the host(ess) resides. It just doesn't happen.

However, second homes or investment properties that are rented out without an owner present can encourage disruptive behaviors in a neighborhood. I lived across from a house that was rented out like this, and loud parties happened regularly and required a police intervention to stop. I suspect something similar might happen with the downtown, commercial district apartments that are allowed to be converted to STLs.

Not all STLs are the same. The short-term rental of a room or granny flat in an owner occupied home would be an economical way for visitors to experience Laguna.

Sincerely, C. Deborah Laughton

From: [hilary owen](#)
To: [Coastal Statewide Planning](#)
Subject: AB 1731
Date: Thursday, July 11, 2019 5:13:38 PM

Please do not support AB 1731.

Short Term Rentals are not only beneficial to me as a homeowner, but to guests who want to visit our beautiful coastline and surrounding cities. They support our local stores, restaurants and tourist attractions.

I am absolutely in favor of regulations and rules to be fair, respectful and responsible to my neighbors and surrounding community.

Thank you.

Sincerely,
Hilary Owen

From: [Barbara Manalis](#)
To: [Coastal Statewide Planning](#)
Subject: Agenda Item #2019/7: Opposition to Short Term Rentals in Single Residential Zones
Date: Thursday, July 11, 2019 11:53:22 AM

To The Coastal Commission Members.

We are writing in opposition to Short Term Rentals in Single Residential Zones

We urge you to take action to protect our single family residential family zoning and the covenantal that was agreed upon in the Deed of Trust to our homes. Changing the rules after the fact is not fair play. Doesn't small town community life have any value in America anymore? Is it really all about commercialism and tourism?

Especially, here in the South Laguna Village where we can barely support the density we already have on our small postage stamp substandard legally non conforming substandard sized lots, with most homes well under 1,000 square feet that were then illegally subdivided into duplexes by converting single car garages into separate units and then grandfathered in leaving no area for on sight parking.

Please do whatever you can to protect us from further erosion of the quality of community life that brought us to lay down our roots here in the first place.

Respectfully,

Barbara Manalis
31618 Jewel Avenue

Mia and Jon Moore
31509 Brentwood

Jeanna Riley
365 Heather Place

From: [michael](#)
To: [Coastal Statewide Planning](#)
Subject: Allow Vacation rentals- Please
Date: Thursday, July 04, 2019 8:36:55 AM

The cities have been passing rental bans along the coast thereby taking away a beautiful tourist draw for families hundreds of homes and condo's cannot offer their units to vacationers who prefer such accommodations other than Hotels which do not have the view of the ocean. The Coastal commission was set up to protect the public from having beaches taken away from them from private landowners who try and take beach access away... The cities are taking away the view of the ocean from landowners who own property right across the street from the beaches , hundreds maybe thousands of them... Rules and regulations go both ways to protect the public and the coastal landowners. Please stop the cities from taking the natural beauty away and hopefully the Coastal Commission will allow vacation rentals when the properties are literally across the street from beaches . Thank you for your consideration.

Concord CA

Michael Rolley - 1136 Keith dr

From: [spero demis](#)
To: [Coastal Statewide Planning](#)
Subject: Assembly Bill 1731 - San Diego Short Term Vacation Rental Restriction
Date: Thursday, July 04, 2019 9:15:11 AM

With regard to the upcoming July 12th workshop with the California Coastal Commission concerning short term vacation rentals, I would like the Commission to discuss the impact that Assembly Bill 1731 would have on the public's access to San Diego beaches.

I think it is disgraceful that the Commission does not have the backbone to take a position on this proposed legislation. It is incumbent upon the Commission to protect the public's access to ALL of California's beaches, and this legislation is a blatant attempt by the hotel industry and the labor unions to restrict that access!

The Commission is obviously afraid of taking a position in opposition to this legislation and as such it is shirking its responsibility to the people of California!

Sincerely,

Spero Demis

From: [Michele Skupic](#)
To: [Coastal Statewide Planning](#)
Subject: Banning Rentals in Coastal Zone/San Diego
Date: Thursday, July 04, 2019 8:46:53 AM

Dear Commission,

I am an owner of a short term vacation rental property in Northern CA. I choose to utilize VRBO for my bookings.

I was just made aware of a hearing taking place to discuss the banning of short term rentals in/around the coastal zone in San Diego.

I AM WRITING TO OPPOSE ANY BAN OF SHORT TERM RENTALS IN THE COASTAL ZONE.

Here are my reasons:

- You have no right to dictate how an owner utilizes their private property. If the home was legally built for occupancy you should dictate "who" can occupy it.
- Vacation rentals are a huge source of income for property owners. Banning them from renting their property will cause significant financial harm.
- Vacation rentals on the coast are in high demand and make vacationing via a private residence Vs a hotel much more affordable for individuals and families.

What I would support is criteria for owners to allow rentals such as:

- Must keep the property in good shape per CCR's and general conditions
- Establish a reasonable number of people that can occupy a rental home to keep impact in the neighborhood to a minimum
- Establish a reasonable number of cars/property to minimize impact

Thank you for your consideration and again, I am OPPOSED to any ban on any private property rentals in the Coastal Zone.

Michele Skupic
Granite Bay, CA
916-539-5434

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Thanks, Michele

From: [Susan Szemeredi](#)
To: [Coastal Statewide Planning](#)
Subject: Beach Short Term Rentals
Date: Monday, July 01, 2019 7:16:30 PM

I support all short term rentals especial the beach ones. Short term rentals give an opportunity to people especially with family to enjoy the beach or resort area at a price they can afford. This effects not only the rentals and familys but local businesses the visitors frequent when renting.

Thank you,
Susan Szemeredi
3860 Fairway Dr, Soquel, CA 95073

From: [Sunset Sands](#)
To: [Coastal Statewide Planning](#)
Subject: Bill AB 1731
Date: Thursday, July 04, 2019 7:48:21 AM

Dear Sirs/Madams,

I am very much opposed to the passage of AB 1731. I have been a responsible vacation rental owner for over 25 years now. And this bill would be disastrous to my family's budget – not to mention the effect on the local economy. Please vote against this bill, or do whatever you can to prevent its passage.

Thank you for listening to my point of view.

John Pluth
Owner, Sunset Sands Vacation Rental
888-898-5263
sunset.sands@outlook.cm

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Sent from [Mail](#) for Windows 10

From: [Gila Michael](#)
To: [Coastal Statewide Planning](#)
Cc: [Gila Michael](#)
Subject: blocking beach access to public
Date: Monday, July 01, 2019 5:22:55 PM

how dare you do not obey the law and block access to the beach..According to coastal commission and conservation it is against the law. for 12 years, i have been fighting and given the run around and lies up to cazou. Malibu is finished, with the fires, and red tapes for short term rental, and the values of our homes tanking, Malibu as we know it is finished. i have been trying to sell my house with a million dollar loss, and still cannot sell it. why are they blocking the beach access...why..it is against the law. we need stores, we need tenants, or we all going to lose big time. and yet they allowed, trailers, and huge homes on wheels to park on side of PCH, to ruin the view and block the beautiful PCH.. trails park homes ok, but short term rental not ok? stupid..who made that stupid rule. i have read the 167 pages of coastal and conservation commission, from San Diego to San Fans. it is illegal to black access to the beach.
gila michael.

From: [Terry Norton, MCC](#)
To: [Coastal Statewide Planning](#)
Cc: [Dave Norton](#)
Subject: Cambria Vacation Rentals
Date: Wednesday, July 03, 2019 4:31:46 PM

Dear Madam/Sirs,

We have stayed in homes in Cambria over the last 25 years. We were able to find affordable homes for rent that allowed our family including my aging parents and extended family, our children and dogs too. We have spent more the 15 Thanksgivings and 4th of July holidays in Cambria over the last 25 years. Five years ago, we relocated to the Central Coast in Templeton as a result of our love for this area.

We were able to gather in a home with a large group of family members, cook, play games and take walks. This allowed us to frequently visit Cambria, Paso Robles, Templeton, Cayucos and Morro Bay - a hotel would not be able accommodate us all, let alone create these wonderful memories!

In December of 2017 we purchased a home in Cambria with our family and now share it with other families with their parents, kids and dogs so that we can continue the legacy forward. Our families now get to enjoy being here together as well as the benefits of our earnings helping to pay for this vacation home/rental. Plain and simple, we would not be able to keep this home if we were not allowed to rent it out.

We are very conscience of being great neighbors in Cambria. I speak to each and every individual before they stay here. We have at least two live conversations before they and I always check in with them while they are here and before the leave. I let them know that treating our neighbors kindly and with respect is the most important part of staying our home. We don't allow parties, no primary renters under 25. No more than three cars are allowed per stay (no parking on the street). We also have `a full page of guidelines they must acknowledge before they can complete the reservation. We do NOT use auto-booking with either VRBO or Airbnb - we must approve each guest

Please let me know how I/we can help! Would love to participate on a committee to help put guidelines in place so we can continue renting our Cambria home to our guests and help other owners do the same!

Respectfully,

Terry Norton, MCC
Master Certified Coach
www.LeadEvenBetter.com
(818) 355-7695

From: [susan Murray](#)
To: [Coastal Statewide Planning](#)
Subject: Carlsbad Ca . Costal zone
Date: Wednesday, July 03, 2019 4:26:17 PM

I have owned a home in Carlsbad for 50 years. I fall just on the edge of the "coastal zone line" . Because of this , I cannot have a short term rental in my home . I only want to rent in the summer month and I am offended that I'm not able to use my home as I wish . I am more upset that a block away they are allowed to . It insults me that the city would not trust my good judgement and respect my choice of renters . If it was s problem I would shut it down myself . The coastal zone takes away my rights as a home owner. Half the city is trusted to rent to short term vacation renters and I am not .

This is so wrong . Please consider we pay taxes too and want s nice quiet Carlsbad but would like to share it with others and make additional income while bringing money into our town . Susan

From: dkw612@aol.com
To: [Coastal Statewide Planning](#)
Subject: Cayucos - What Short-Term Rentals Mean to Us and our Family
Date: Saturday, July 06, 2019 8:47:30 AM

We are respectfully writing in protest of the proposed ban on rental properties in Cayucos.

My family has a deep and personal connection to Cayucos. It is our go to getaway and has been since 1989 when our kids were just 8 and 4 years old. We live in Los Angeles and have family in San Francisco with nieces and nephews around the same age as our children. Over the years, Cayucos has been our half way meeting place to spend quality time with each other in a home environment. Eating, sleeping, playing games and tucking all the kids in together has offered our family, as well as many others we're sure, a connection and closeness hard to describe. We have been renting the same quaint little beach house consistently ever since our first visit in 1989. These amazing memories, old and new, are among the happiest times of our lives.

Last year our daughter, who is now 34 years old got married on the deck of that same beach house. What a beautiful intimate celebration it was and one that would not have been the same by renting hotel rooms in town.

Our son, at the age of 31, passed away over six years ago. When the Cayucos Pier was being rebuilt, our families sponsored a plaque that is now displayed on the pier in honor and loving memory of him. You see, because of our family getting together in this beautiful quaint town, and able to have BBQ's, star-gaze from the deck, bike, hike and play Frisbee down on the beach, not to mention the peace and tranquility is something that we cherish. We have the most beautiful memories. It is our wish to continue making these beautiful memories in Cayucos with future grandchildren and the next generation.

Please do not allow a ban on rental properties. We support the local businesses and restaurants, fireman fundraisers, car shows, peddlers' fairs, and even the Farmers markets. How could that be bad for business? Not having the choice to rent a home would greatly reduce our ability to visit Cayucos as often as we do.

Once again, we respectfully request that you reconsider, and not bar rental properties in Cayucos. Thank you for your consideration.

Respectfully,

Denny and Lynn Wynbrandt
4312 Keystone Avenue
Culver City, CA 90232

From: [Kit Grier](#)
To: [Coastal Statewide Planning](#)
Subject: Cayucos Short Term Rentals
Date: Tuesday, July 02, 2019 10:22:26 PM

July 3, 2019

A friend told us that you are considering barring short term rental properties in Cayucos. I thought, surely, she must be mistaken, but then other friends in the area confirmed this.

My husband and I were introduced to Cayucos in 1979 while taking a driving trip up the coast; we fell in love the moment we saw it! We have vacationed in Cayucos (not Morro Bay nor Cambria) every year since, lengthening our stays over time. We have always rented homes on the water and were never interested in a hotel stay which would be an entirely different experience. We want to pickup fish from Giovanni's to grill, and vegetables and fruit in local markets to prepare in a home-like setting. We want to sit on a private deck to enjoy the water and weather, which we cannot duplicate at a hotel.

We both retired early so, for many years now, we have rented at least five weeks during the winter, often returning in the fall for two. This winter we rented for two and one half months while my husband recuperated from a medical issue....we could not have done that at a hotel.

Over the years we have seen many businesses come and go, some, I suppose, because much of their business is seasonal when tourists vacation in the area; perhaps local residents cannot sustain them in off seasons. Without all the tourists who rent homes, I imagine more businesses will find it difficult to survive. If you outlaw rental homes, I can tell you we, after all these years, will look elsewhere to spend our dollars at restaurants, shops and markets. The home environment allows us to accommodate visitors like our daughter's family in San Diego, our grandson in Los Angeles, and our nephew's family in the Bay area. We invite friends from our home in the Chicago area. All these people have, like we, fallen in love with Cayucos and spend money in your community. Some return on their own to rent homes, not stay at hotels! It is inconceivable to us that you would deliberately sabotage your own local economy and put people out of jobs.

Then, there are the owners to consider. Over the years, we've talked to quite a few, and none of them were wealthy people. They were people who stretched to buy their dream vacation homes and need the income to support ownership. Others, whose properties have been in their families for generations, purchased when land was more affordable, need the rental income to keep their legacies.

We are not wealthy jet-setters who travel the world, but people of moderate means who have chosen to spend our vacation dollars in Cayucos, a place we love, a place where we have made life long friends whom we would dearly miss if we no longer rented in your town.

Sincerely yours,

Kathryne and Joseph Grier
1673 Stonebridge Trail
Wheaton, IL 60189

From: [Laura Kinney](#)
To: [Coastal Statewide Planning](#)
Subject: City of Ventura STVRs providing housing assistance during the Thomas Fire
Date: Thursday, July 11, 2019 2:33:13 PM
Attachments: [Coastal Commission input re Thomas Fire.pdf](#)
[Letter from Jennifer Rollag.pdf](#)
[Thomas Fire letters from Evacuees.pdf](#)

To the California Planning Commission:

Please see the attached letter about STVRs in the City of Ventura assisting victims of the Thomas Fire. Also please see attached letters from displaced people to STVR owners expressing their gratitude.

Thank you,

Laura Kinney
805-443-8631

If you are unable to open the attachments, please see pages 400, 401, and 405 for the attached comment letters.

From: [Chris Golden](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal Access for Short-term Rentals
Date: Tuesday, July 02, 2019 8:15:24 PM

To whom it may concern: For over twenty years, my sisters, who live in Southern California, and myself, who lives in Northern California, have met in Cayucos, Los Osos, or Morro Bay several times a year to enjoy the beautiful coast. When our children were young, we would rent beachfront property from one of the rental agencies in town. Now, we rent primarily from Airbnb and have had many wonderful experiences through them. I was in Los Osos several weeks ago with my dog, my sister and her family will be in Cayucos next week, then the three of us are meeting in Morro Bay mid-July. We cannot rent for thirty-plus days; our families and our jobs are somewhere else. However, we consider the central coast a large part of our lives and our shared family experiences. I urge you to continue allowing short-term rentals. I know there are many families like ours who depend on these types of rentals.

Sincerely, Christine Golden

From: [Trish Daly](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal access to traveling families
Date: Friday, July 05, 2019 9:59:31 PM

I urge you to not restrict vacation rentals at the coast. This often is the only way for travelers with a family to afford beach access. Hotels are costly and often unavailable during peak travel times when kids are out of school.

As a parent, I cannot afford beach front hotel properties. Yet, I want my family to be able to have the experience of being by the beach, playing in the sand and seeing how beautiful the ocean is. Short term vacation rentals are my only option. Please don't take this away.

Kind Regards,
Trish Daly

From: [Brook Empey](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal CA Families, Individuals, & Visitors Need Short Term Rentals
Date: Thursday, July 11, 2019 3:56:13 PM

To the California Coastal Commission,

I am a California resident. I am writing to ask for your help in ensuring our coastal rights are protected, our rights to use our homes to make supplemental income are protected, and the ability to generate money and jobs for the local economy, while ensuring families and visitors have affordable access to California's coast, are protected.

According to the San Diego Travel Authority, visitors spend close to \$12 billion in San Diego County each year. Locals and visitors must continue to have legally-protected access to the coast. According to the 1976 Coastal Act, "lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided."

I am grateful the Coastal Commission rejected an ordinance proposed by the City of Del Mar that would have limited short-term rentals. I agree with the Coastal Commission, which stated that "the City's proposed amendment will reduce the availability of Short Term Rentals and limit the ability of the public to visit and stay in Del Mar." Please continue to uphold these beliefs pertaining to our precious coastline and continue to guard and keep our coastline accessible to all, regardless of socioeconomic status.

I am encouraged that the California Coastal Commission has ruled multiple times that "vacation rentals provide an important source of visitor accommodations in the coastal zone, especially for larger families and groups and for people of a wide range of economic backgrounds." Please continue to rule in this manner concerning Short Term Vacation Rentals in the coastal zone of California.

I agree with those who wholeheartedly believe we have to protect affordable access to the coast for all Californians.

Respectfully,

Brook Empey

From: [Isaac Safier](#)
To: [Chloe Safier](#); [Rebecca Feigelson](#); [Coastal Statewide Planning](#); [Z Glass](#)
Subject: Coastal Commission Airbnb and Coastal Access
Date: Friday, July 05, 2019 12:25:31 PM

Coastal Commission:

Airbnb and VRBO are essential to equal access to the coast for people from diverse socio-economic levels. Not everybody can afford to maintain a \$1m+ house in a coastal region with access to the beach and pay the upkeep costs for it to remain empty and just for occasional personal use. Many of these places are too far away from workplaces to be viable rentals or full-time homes.

It is well documented that millennials have been excluded from any of the opportunities the previous generation had to acquire wealth and achieve home ownership. Rising student debt, increased cost of living and status quo laws such as Prop 13 (which keeps property tax low for long term owners) have made it increasingly difficult.

While ownership may be out of reach, a weekend at the beach at a beautiful coastal home (e.g. \$2000 split among 8 friends) is not. Access to experiences, such as those only found within the coastal commission's territory, is democratized by Airbnb and VRBO.

The California Legislature is currently considering legislation that would serve to ban vacation rentals in large parts of the Coastal Zone in San Diego County.

Let's call this what it is: a discriminatory policy that keeps certain classes of people (young, less affluent and sometimes more diverse) out of millionaire's neighborhoods.

If you not act to block this legislation history will not look kindly on your inaction or furtherance of laws that are discriminatory in effect.

Isaac Safier, Esq.

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Isaac Safier, Esq.
SafierLegal.com
Ph. (415) 967-0125
Fax# (PDF): (415) 789-4305

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From: [Suzanne McCombs](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal Commission Hearing in San Luis Obispo July 12 regarding Short Term Vacation Rentals in Coastal Areas
Date: Monday, July 08, 2019 5:48:58 PM

Thank you for the opportunity to provide input regarding the positive benefits that short-term rentals ("STR's") play in maximizing opportunities for people of all economic backgrounds to experience the California coast. STR's provide a valuable option for families who would not otherwise be able to visit coastal areas on an overnight basis given the expense of typical hotel lodging in coastal areas.

Ventura has a long history of welcoming visitors to our beaches. Although there are less than ninety STR's within the Coastal zone in the City of Ventura, these units provide the opportunity for many families to enjoy the coastal areas. Vacation rentals have been a presence in the Ventura beach areas for decades. STRs provide affordable coastal access options to families who need kitchens or who cannot afford multiple hotel rooms (which are also frequently sold out during the summer months). STRs offer lower-cost overnight opportunities, especially for larger families and groups traveling together. Given the reality of high priced coastal residential real estate in California, overnight coastal accommodations must not be just for the affluent. A recent UCLA statewide poll showed that 75% of those polled cited the lack of affordable accommodations as a barrier to accessing the coast.

The Coastal Act requires public access to be protected and maximized for all, while also balancing community needs. STRs should blend harmoniously with the character of the community. Ventura has miles of public beaches and is fortunate that our coastal residential areas include a wide variety of housing types, primary residences, second homes and STR's. Many communities have enacted ordinances to govern STR activity and to protect neighborhood concerns. Ventura has a particularly robust local ordinance and consequently, issues arising from STR guests are rare. A good neighbor should be defined by the quality of their character rather than the length of their stay.

The CCC has been instrumental in playing an affirmative role to ensure that the Coastal Act policies dedicated to providing and maintaining public and visitor access to the coast are protected for visitors for future generations. Jurisdictions who have attempted to ban or restrict STRs discriminate against visitors to our coastline the option to rent residential property on a short-term basis.

We hope that the Coastal Commission continues to protect access of our coastal areas to all residents of California, not just those affluent and fortunate enough to own property in those areas.

Suzanne McCombs
McCombs Inc.
www.mccombsinc.com
CA BRE License #01363831
4740 Scripps Court
Ventura, CA 93003
(805) 658-6894

From: [mike dalena](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal Rental Access
Date: Monday, July 01, 2019 5:39:46 PM

Dear Coastal Commission,

I write as a guest of SLO area short term rentals. I myself am a host in the Central Valley. I understand what an economic boon the short term rental community represents. This is cash coming from around the world into your economy and provides options for travelers. Hosts do not infringe on hotels because the clientele is a very different set. There will always be "we only do hotels" people.

Please keep short term rentals readily available. I love the unique stays and love the people doing it.

Mike Dalena

Sent from my iPhone

From: [Freya Magnusson](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal Short Term Rentals
Date: Monday, July 01, 2019 5:55:36 PM

I support all short term rentals in all counties in all 50 states. It's an American citizen's property right to rent out their homes as they choose so long as they or a representative is available to assist to all needs.

All those against short term rentals have the option to move or relocate not infringe on others' property rights. It's fundamentally un-American.

I'm not for hotel lobbies wanting larger profits, I'm for property owners wanting to make their bills.

Sent from my iPhone

From: [Jenner Vacation Rentals](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal Vacation Rentals
Date: Wednesday, July 03, 2019 5:00:52 PM

Why would you ban the public from renting a vacation home along the Ca Coast? Are you crazy? It creates joy and serenity, jobs, incomes, repairs, maintenance, fills coffee shops and restaurants, parks, tourist shops, gas stations, grocery stores and on and on...

What you have is a few elites in the legislature trying to be even more elite. What is their reasoning for the ban? It must be a list of phony "potential" issues. Ye gods, the bed tax to the counties would be significant...it's a win win for everyone except an elitist few.

Why is the coastal commission wasting a lot of time on this. Where's your common sense?

Oh...I guess you have to deal with the idiots in the legislature, are forced to fight the idiocy...

So why not list the sponsors of the proposed legislature? Why not provide a copy of the proposed legislature?

If you can please respond with this information so I can better understand the reasons why things got this far. maybe I'm missing a very important issue I'm not aware of that skuspceddes those positives that I listed above.

Thanks for your time,

Jenner Vacation Rentals

Link: [Jenner Vacation Rentals - Sonoma Coast](#)

(Calendars are live/All bookings are taken on-line)

Telephone: 707-865-9905

***Giggle, Laugh and Have Some Fun,
Your Holiday has Just Begun!***

From: [Victoria Hamilton-Rivers](#)
To: [Coastal Statewide Planning](#)
Cc: [Dennis Rodoni](#)
Subject: Coastal vacation rentals
Date: Wednesday, July 03, 2019 7:51:33 PM

To whom it may concern:

It has come to my attention that there is a workshop being held by the Coastal Commission on July 12, to discuss vacation rentals in coastal communities, specifically San Diego County. I am puzzled by the location of such a workshop if indeed the CC are open to public comment from those conducting such business in the San Diego coastal area?

That a side and for what it's worth, I would like my comments to go on record for consideration at this meeting please.

I own and run a vacation rental in an area of West Marin County known as District 4, in a coastal town called Muir Beach. This district is under the charge of our Supervisor Dennis Rodoni. I have been running my vacation rental cottages since 2009 prior to many vacation rental platforms being established and the explosion of such enterprises that we see today. The people I purchased my property from in 2008, held a business license over decades and had conducted the practice of short-term rentals, since the 1960's.

Since starting my vacation rentals in Muir Beach through VRBO, several neighbors have followed suit and there are now some 15 in our town, out of approximately 160 homes. For SOME of us, the ability to rent out our properties on a short-term basis, provides a financial life-line. We couldn't afford to stay otherwise. I pay almost \$18K per year in property taxes alone. I am single and run 3 businesses in order to make ends meet and I declare all my income for State and Federal tax purposes.

Having read the CCLCP in the past, I always believed that the Coastal Commission advocated for a balanced spread of accommodation that allowed for visitor needs as well as residents, in order to encourage enjoyment of the Pacific and federal beaches, the surrounding GGNRA hiking trails and Muir Woods, specifically. I'd hate to see that change. I believed this approach to be reasonable and as a consequence of this current policy, it's not just the very wealthy who can afford to enjoy such basic natural beauty and pleasures.

Keeping short-term rentals below one third or one quarter of residential offerings: i.e. second homes, full-time residences, long term rentals and short-term rentals, seems a fair and sensible approach to me. Also, as Marin County District 4 have now demonstrated under Rodini's leadership, increasing the TOT's to 14% from 10%, visitors who enjoy this privilege now contribute towards volunteer fire departments and any local affordable housing opportunities. Again I believe this is reasonable as it demonstrates vacation renters effectively giving back to the fabric of small communities such as mine, that has its own CSD and relies upon volunteerism and raising funds, to keep necessary infrastructure in place. I am an elected board member of our local CSD.

In conclusion if you drum out of town the very enterprises that maintain a diversity of accommodation and actually now contribute to our smaller coastal communities, the fabric of these coastal communities will change

radically. "Average people" will effectively become less and less able to vacation on our coastlines in California and enjoy that which SHOULD remain available to ALL, not just a select few.

If more and more legislation is adopted that prevents people like me running legal and viable businesses that serve a need for visitors, our coastlines will become less and less accessible to the masses and more exclusively as second home destinations for only the very rich - case in point: Stinson Beach.

Thank you for your consideration.

Victoria Hamilton-Rivers.
130 Sunset Way, Muir Beach, CA 94965.
Tel: 415 272 2842.

From: [Chris Smith](#)
To: [Coastal Statewide Planning](#)
Subject: Coastal Vacation Rentals
Date: Wednesday, July 03, 2019 5:25:41 PM

I would urge the California Legislature to not ban vacation rentals in parts of the Coastal zone.

As an owner of two vacation rentals in California (one in the desert and one in the mountains) I can tell you that the ability to own an income property is very important to myself, my children and my grandchildren. These are properties would be entirely unaffordable if we didn't rent them out to offset the expenses of owning the property. Local taxes are paid for the rental income and property taxes are paid as well.

From the lens of a renter of vacation homes, I can tell you that hotels are not always an option for families traveling together. The ability to have multiple family members under the same roof with the ability to make meals can make the difference of being able to afford to travel to a beach destination or not. In addition my late husband was in a wheelchair and staying in a home was much easier from a caregiver perspective than trying to stay in a hotel.

Lastly, it is often expensive to board the family pets which is a prime reason I look for vacation rentals that allow pets, as I do with both of my properties.

In closing, I'm sure there are pressures from businesses or neighbors for reasons to support the ban of short term stays but please look at who will be excluded from visiting:

- Families
- People with disabilities
- People with pets

The human impact is as important to look at as the business impact is.

Thank you,
Christine Smith
310-625-3059

From: [Anna Evans-Goldstein](#)
To: [Coastal Statewide Planning](#)
Subject: Comment Letter for STR workshop July 12, 2019
Date: Wednesday, July 10, 2019 2:41:03 PM
Attachments: [UNITE HERE STR Letter .pdf](#)

Hello,

Please see the attached comment letter for the workshop on the 12th. I apologize for the late submittal. If there is anyone additional that I should send this to due to its lateness please let me know.

Thank you for your understanding,

Anna

--

Anna E. Evans-Goldstein
Research Analyst
UNITE HERE Local 11
464 S Lucas Ave
Los Angeles, CA 90017
Phone: 213-481-8530 x120
Fax: 213-481-0352

If you are unable to open the attachment, please
see page 383 for the attached comment letter.

From: [Shawn Stocker](#)
To: [Coastal Statewide Planning](#)
Subject: Comment on STRs
Date: Wednesday, July 03, 2019 7:55:38 AM

My family arrived in Pacific Grove in 1937 and I am a 4th generation Pacific Grove Native.

As all know, the atmospheric rise in real estate prices has consistently pushed middle class families out of Coastal California - Pacific Grove included. This silent exodus harms our state and it harms our community.

This statement may seem contradictory to my favorable stance towards vacation rentals in California.

You may ask, "If you don't want families to leave how can you stand for using Pacific Grove homes as vacation rentals?"

It may seem paradoxical but I believe the vacation home industry, is indeed a necessity of the times we live in. If you will, an intermediate solution to wholesale selling of Coastal California homes to outsiders who come only a few weekends a year and make coastal access more prohibitive than it already is by usurping local housing stock and keeping it under lock and key.

I will give a real example of how vacation rentals help coastal families stay in town as well as facilitate coastal access to visitors from all over the world. How they help coastal real estate stay in local hands. How they help local businesses stay in business. How they help the Cities of Coastal California finance themselves.

This is a real example.

My mother owns two homes with mortgages that her income would not be able to pay.

One of these homes she has dedicated to the vacation rental business.

The other home is our family home, the home I grew up in and where my family has lived for the last thirty years.

The vacation home pays its 10% city tax on all stays. This direct tax fills the city coffers with and generates a completely passive income source for the City.

The vacation home also pays its yearly licensing fee, being one of the first homes in Pacific Grove to license itself as an STR.

Between every guest, a local cleaning company cleans the home, generating employment at a base level.

Between every stay, all of the linens and towels are taken to a local laundromat and washed and folded by a local business.

We hire a local landscaping company to take care of the yard.

We hire local contractors and handymen to maintain the house.

We recommend local beaches and coastal parks to our guests - they love them! We send them to local restaurants and stores, all in the coastal zone, and many of them rave about our suggestions. We send our guests to local institutions like Grove Market and other Pacific Grove shops for their necessities. We recommend the PG golf course, the "MVSVEUM", and Lover's Point Beach for recreation activities.

The money we receive allows my mom to pay her mortgage, and permits her to keep the house and to keep house open for visitors, i.e. providing coastal access.. A standard rental would not allow her to cover the mortgage and she would have to sell. A standard rental would also greatly limit the coastal access provided. This business is allowing us to pay the mortgage, to keep the home in our family now and for future generations as well as helping people from all over the world visit the California coast.

Occasionally there (especially in Summer) is enough money to help pay the mortgage on our family's primary residence.

You see, my mom can pay the mortgage on the family home, but it's tight, and the occasional seasonal "extra" from the vacation rentals gives us enough breathing room to stay in coastal California.

Without this vacation rental who knows where my family would be living. But it most likely wouldn't be in Pacific Grove.

And that would be a shame, wouldn't it? A family who's been in Pacific Grove for 80 years. With various generations of graduates from PGHS. A family that, without this vacation rental, would be forced out of our hometown.

But we're just one family. We're just a few people.

Now let's think about all of the local businesses that depend on our business. Who depend on the business generated by our vacation rental, and all 250 licensed STRs (less than 3% of the housing stock in Pacific Grove). Nor shall we forget the city, who benefits from the business as well, and as such can continue to provide the city services it is charged with providing.

Thanks, in part, to coastal natives like us. California coastal natives who are fighting to stay in our hometown. A local family fighting to survive in our hometown. Normal people, fighting to help other locals thrive in our hometown.

Just think what would happen if Pacific Grove forbade vacation rentals?

Tax revenues would fall.

Local businesses and self employed entrepreneurs would lose massive amounts of business.

And, quite possibly, my, and other, families would have to leave Pacific Grove for good.

We'd be forced to sell our homes to those who come just a few weekends a year. Sell to those who leave our schools empty, for their children only come a few days at a time. Sell to those who don't know anybody in our community, know nothing about the history of our community, and care nothing about our town at all.

In a perfect world would vacation rentals be necessary? Perhaps. Maybe not.

That said, we're not living in a storybook world.

Given the current circumstances and challenges facing our native local residents, I do believe that the current vacation rental model; as currently structured; is the fairest and most just way to help local families and businesses stay in Pacific Grove.

Sincerely,

Shawn D. Stocker

From: [Dottie Natal](#)
To: [Coastal Statewide Planning](#)
Cc: [David Natal](#)
Subject: comments for July 12 meeting, re: short term rentals
Date: Saturday, July 06, 2019 10:50:48 AM

Comments for July 12 meeting, re: short term rentals.

I respectfully submit my comments here: as you discuss this issue, I, as both a person who loves to travel in California and a property owner (Santa Barbara County, City of Lompoc) request you consider:

- STRs allow many lower income home-owners to keep their homes by assisting in payment of mortgages;
- Most STRs provide affordable vacation alternatives to low-income families in California;
- STRs can provide a tax boost to the cities in which they are permitted;
- STR owners are most often mom-and-pop businesses, in which they have invested a considerable amount of time and money to build as a business (advertising/marketing, improvements, furnishings, etc.) and arbitrary changes to zoning or STR rules can be devastating to these small businesses;
- Many STR visitors to coastal communities are minorities and are able, for the first time in their lives, to have a vacation near the ocean;
- Problems in STRs are rare (shooting, parties, traffic and noise issues), but are highly publicized, making them seem more rampant than they are;
- Property owners, such as myself, welcome clear and consistent rules on how STRs are to be regulated, taxed, and understand what resources we can access if we have problem guests—for example, if a group illegally over-occupies a STR with the intent of having a party, will the city be willing to help with police assistance, or will they punish the home-owner for the infraction if they call police for assistance?

At this time I do NOT own an STR in the coastal region due to lack of clear and consistent taxing, enforcement and state and local policies. I would welcome clarification as I am a strong believer in the value of STRs to low-income and minority owners and vacationers.

Dottie Natal
1022 N. 7th St
Lompoc, CA 93436
805-737-9896

From: [Barbara Hoag](#)
To: [Coastal Statewide Planning](#)
Subject: Comments re Short Term Lodgingfor July 12 meeting
Date: Friday, July 05, 2019 6:38:05 AM

Dear Coastal Commission,

I urge you to allow the Laguna Beach City Council to enact the short term lodging ordinance that was approved after much input from it's citizens.

It seems that the coastal communities are being negatively Impacted by the lack of any regulation.

I appreciate your consideration of this matter.

Sincerely,
Barbara DuBois Hoag
3161 Bern Drive
Laguna Beach, California

Sent from my iPhone

From: [Mandy Sackett](#)
To: [Ainsworth, John@Coastal](#); [Bochco, Dayna@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Groom, Carole@Coastal](#); [Uranga, Roberto@Coastal](#); [Luevano, Mary@Coastal](#); [Howell, Erik@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Padilla, Stephen@Coastal](#); [Escalante, Linda@Coastal](#); [Brownsey, Donne@Coastal](#); [Rice, Catherine@Coastal](#); [Coastal Statewide Planning](#)
Subject: Comments Re: Item F2 Local Government Workshop and Sea Level Rise
Date: Friday, July 12, 2019 8:24:03 AM
Attachments: [July 2019 SLR Workshop Comments Surfrider Azul CCPN.pdf](#)

Dear Chair Bochco, Executive Director Ainsworth and Commissioners,

Please accept the attached comments regarding the Local Government Public Workshop and sea level rise.

Thank you,
Mandy Sackett

--

Mandy Sackett | California Policy Coordinator | Surfrider Foundation
(440) 749-6845 | msackett@surfrider.org

If you are unable to open the attachment, please
see page 408 for the attached comment letter.

From: [Pedro Adrian Medrano](#)
To: [Coastal Statewide Planning](#)
Subject: Comments regarding Short Term Rentals (July 12, 2019 meeting)
Date: Wednesday, July 03, 2019 8:35:44 PM

Hello Commissioners,

I am writing today to ask that you do not ban short term rentals. My wife and I depend on the supplemental income. This supplemental income has allowed my wife to stay home with our 5 month old. I am in support of short term rentals in the entire State of California Coastal Regions.

Thank you,

Pedro Adrian Medrano
p.adrian.medrano@gmail.com

From: [Tiffany Urness](#)
To: [Coastal Statewide Planning](#)
Subject: Comments regarding vacation rentals
Date: Saturday, July 06, 2019 1:55:57 AM

Dear California Coastal Commission,
I understand that you are considering a ban on vacation rentals in certain areas of San Diego County. I would like to offer my brief comments.

As grandparents, we absolutely love the abundant, affordable lodging options that vacation rentals provide, especially for getting together with our kids and grandchildren in wonderful vacation spots such as San Diego beaches. This past April, my husband and I were able to rent the upstairs two bedroom unit of a 3-plex at Mission Bay for ourselves and my grandson and daughter-in-law from Michigan. With the beach on one side, the Bay on the other, it was perfect for an active, boisterous 6 yr. old. We had our own little kitchen and living room for meals and games together. We've organized similar shared experiences at vacation rentals in other parts of California. Do the math: a 2-bedroom vacation rental usually costs less than two hotel rooms. Of course, more affluent people can afford luxury family suites at those very expensive beach hotels, but for the vast majority, vacation rentals offer affordable access to our beautiful coast and amazing recreation resources, plus, a cozy home environment for a short term stay.

Tiffany Urness
Sacramento, California

From: [Roger Dennis](#)
To: [Coastal Statewide Planning](#)
Subject: Concern about short term lets.
Date: Wednesday, July 03, 2019 9:00:45 AM

July 3, 2019

Dear Costal Commission.

Living in a R-1 zone entitles my wife and me to the quiet use and enjoyment of our property. This right is spelled out by City Statue. In reality short-term rentals are businesses. As such, they deprive us of our entitlement.

Yes, you have the right to do as you see fit with your property unless it spills over onto our property and negates our right to the quiet use and enjoyment of our property.

There is an old adage used by lawyers, "The right to swing your fist ends where my nose begins."

Roger Dennis
430 Blumont Street
Laguna Beach, CA 92651

From: [Ada Jacobs](#)
To: [Coastal Statewide Planning](#)
Subject: Concern regarding proposed limitations to short term rentals
Date: Tuesday, July 02, 2019 8:37:54 AM

Hello - I am writing to express my concern regarding the proposed limitations to short term rental homes in Cayucos, CA. I know families depend on the rental income to ensure necessary maintenance to property and community bluff lines and access to beaches.

Please take this into consideration.

Thank you,
Ada

--

Ada Zavala

(c) 414-807-5294
adajzavala@gmail.com
adajacobs@gmail.com

From: johnthomas@cox.net
To: [Coastal Statewide Planning](#); Nathan.Daniel@Coastal
Cc: [A](#)
Subject: Correspondence regarding Local Coastal Workshop July 12 2019 Short Term Lodging Item
Date: Friday, July 12, 2019 4:47:05 PM
Attachments: [Statement Supporting the Laguna Beach Revised STL Ordinance.docx](#)

Prior to the July 12 Workshop, I submitted the following comment regarding the Short Term Lodging item. However, reviewing the 800 plus pages of the correspondence section on the Coastal Commission website, I did not find my email. While I understand this is after the fact, I never-the-less request that my email be added to the file which includes more than 50 emails supporting the proposed Laguna beach STL ordinance. Thank you.

While the current California Coastal Commission position regarding Short-Term Lodging as an endorsed method of encouraging affordable accommodations in coastal communities is controversial and divisive, as long as promoting Short-Term Lodging remains California Coastal Commission policy, we encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions' in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities.

Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process.

Reflecting the impacts of millions of annual visitors to this small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay in the ocean proximate commercial districts of Laguna, this ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, while liberalizing the process of approving new Short-Term Lodgings in those ocean proximate commercial areas.

Ideally, this well-thought-out ordinance can serve as a model for other coastal cities.

Hopefully, a result of this workshop session on Short-Term Lodging will be adoption of a California Coastal Commission policy to support local Short-Term Lodging ordinances that follow the format of the Laguna Beach Short-Term Lodging ordinance.

If you are unable to open the attachment, please see page 412 for the attached comment letter.

From: [David Forstadt](#)
To: [Coastal Statewide Planning](#)
Subject: Don't Ban Beach Vacation Rentals
Date: Tuesday, July 09, 2019 9:18:29 AM

Dear Sirs,

We are a hard working middle class family who have invested a large portion of our life savings in a beach property in San Diego's Mission Beach. It is a reasonable but not extravagant investment. We provide affordable student rentals in the fall and winter and cost effective summer rentals to nice families so they can afford and enjoy a week or so playing on the sand.

What is wrong with that? Why is our investment being attacked?

We both attended college in San Diego, paying our own way through with minimal financial support - both of us ultimately achieving doctorate degrees. It was a lot of work and sacrifice, but one of the most rewarding aspects of our experience was having the privilege of living near the beach during the school term. This unmatched experience would not have been possible for us but for the existence of summer rentals. Wanting to pass this privilege down to the next generation was a major factor in our making the investment. Without summer rentals helping owners to maintain their properties, rents would be unaffordable to students for two reasons:

- First, monthly rents would necessarily increase to maintain minimum returns, and
- Second, rental periods would be a minimum of one year as opposed to nine months

In other words, actual rental costs to poor students would rise a minimum of 25% per year, and more likely 30-40%.

Hasn't this State done enough to ruin the financial lives of its students with outrageous education costs and devastating student loan debt? And why, just to appease the few hotels who want to maintain oligopoly pricing imposed on summer vacationers?

And please don't give in to the old codgers who can be found in any neighborhood to complain about noise and public drunkenness. We have no more interest in renting to disruptive people than do our permanent resident neighbors. Further, we

have laws already on the books to prevent these nuisances. Just enforce them.

We invested in Mission Beach in a responsible manner, significantly improved all aspects of the property and rented it out to responsible tenants at very affordable rates. It is not the proper function of any government to arbitrarily confiscate the legitimate property rights of law-abiding citizens.

Please don't destroy our life's savings.

Respectfully,

David and Julie Forstadt

From: [Thyme Lewis](#)
To: [Coastal Statewide Planning](#)
Cc: [Nathan, Daniel@Coastal](mailto:Nathan.Daniel@Coastal)
Subject: Fair & Balanced STR ORDINANCE
Date: Friday, July 12, 2019 8:36:00 AM

Please add to record the attached statement from a previous and well respected Chairman of the California State Coastal Commission and Board Member of Monterey County Planning Commission, Mr. Louis Calcagno. Additionally are my concerns as a Monterey County resident, homeowner and Board Member of the Monterey County Vacation Rental Alliance.

We homeowners of Monterey County are 'providing Coastal Access' throughout our county by opening our homes to STR's. It is absurd and reprehensible that the county and those in bed with the hotels continue to curtail our given rights as property owners with an unbalanced ordinance.

Our STR's are done in our homes with our investments, not our neighbors nor yours. We have gone through great lengths to make our homes attractive for guests yet protective of neighbors with respect to privacy and noise. It boggles my mind as a Superhost that a malicious neighbor can make false complaints with zero proof and the STR homeowner will be considered guilty, not 'innocent until proven guilty' which is in fact, the law.

I believe if a fair and balanced reasonable ordinance cannot be agreed upon, the ordinance will fail. It decimates most homeowners from the ability to operate legally and places those able under continuous scrutiny from the building department inspectors.

We as homeowners and residents who voted you into office should not be intimidated, threatened, bullied or leveraged by the county or others with citations and penalties for providing 'Coastal Access' thru STR accomodation. We as homeowners have gone through great lengths to purchase our homes. The steps of transitioning into legal STR's should be easy. This current ordinance fails to protect the responsible STR homeowners from malicious neighbors hard set against tourism and the progress that comes with it.

Thank you for considering my position and those supporting STR's.

Thyme Lewis
Homeowner & SuperHost

Thyme Lewis
Monterey County Vacation Rental Alliance
Board Member
<http://www.mcvra.org/monterey-county>

Vanguard E.M. Inspector
FEMA Disaster Housing Program
3106004488

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From: [CAROLYN L. MOORE](#)
To: [Coastal Statewide Planning](#)
Subject: FW: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals
Date: Monday, July 08, 2019 4:57:15 PM

From: CAROLYN L. MOORE [mailto:ladyredtaz@att.net]
Sent: Monday, July 8, 2019 4:55 PM
To: 'StatewidePlanning@coastal.ca.gov.' <StatewidePlanning@coastal.ca.gov.>
Cc: 'David Poulsen' <bvvhbookings@yahoo.com>
Subject: FW: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals

From: CAROLYN L. MOORE [mailto:ladyredtaz@att.net]
Sent: Monday, July 8, 2019 4:54 PM
To: 'StatewidePlanning@coastal.ca.gov.' <StatewidePlanning@coastal.ca.gov.>
Cc: 'David Poulsen' <bvvhbookings@yahoo.com>
Subject: RE: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals

DO NOT BAN VACATION RENTALS - THIS IS RIDICULOUS - IF YOU STOP THE VACATION RENTAL IN THE MISSION BEACH AND PACIFIC BEACH AREA'S YOU WILL KILL THOSE BEACH COMMUNITIES. ALSO THE CITY OF SAN DIEGO WILL LOSE ALL THE RENTAL TAX THAT IS PAID TO THEM THAT ARE GENERATED FROM THOSE RENTALS.

-
WE AS HOME OWNERS HAVE THE RIGHT TO RENT OUR PROPERTIES IN ANY WAY WE WANT - AS LONG AS WE MET THE BEACH NOISE REQUIREMENTS --WE OWN THE PROPERTY AND YOU ARE TRYING TO TAKE OUR RIGHTS FROM US

-
-
From: Vrbo Government Affairs [mailto:governmentrelations@homeaway.com]
Sent: Wednesday, July 3, 2019 3:01 PM
To: Carolyn Moore <ladyredtaz@att.net>
Subject: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals



Dear Vrbo Partners,

The California Coastal Commission will be holding a joint workshop in **San Luis Obispo on Friday, July 12**, with the League of California Cities and California State Association of Counties to discuss three topics, including short-term rentals. The Commission's goals for each topic are to have a frank discussion of coastal city and county issues related to interactions with the Commission, find agreement on priorities and to identify next steps to develop strategies.

If you can attend and share your stories supporting short-term rentals, we encourage you to do so. Please note that there will be no more than one hour for public comment which will be

limited to 1 to 2 minutes depending on the number of speakers. If you plan on attending and speaking please arrive before 9 AM to sign-up for a speaker's card. Commission staff has provided a way to submit comments via email. We urge you to provide your written comments now to Commission staff at StatewidePlanning@coastal.ca.gov.

The Commission has made workshop materials available for review. The staff report can be viewed here and the workshop agenda here.

The workshop will take place:

Friday, July 12
9:00 AM to 4:00 PM
The Embassy Suites Hotel
333 Madonna Road
San Luis Obispo, CA 93405

The California Legislature is currently considering legislation that would serve to ban vacation rentals in large parts of the Coastal Zone in San Diego County. **It is more important than ever that the Coastal Commission hear from you about the importance of coastal access to traveling families and the value that vacation rentals provide.**

Thank you,
Vrbo Government Affairs

Communications pertaining to local regulations and survey requests are sent by HomeAway in an effort to assist homeowners, property managers, and short-term rental communities to better understand and participate in regulatory processes. If you have questions, please email governmentrelations@homeaway.com. For more resources on how regulations can impact the industry and for tips on how to get involved in your local short term rental community visit our resource page . HomeAway encourages all managers and owners to become knowledgeable and comply with the regulations governing short-term rentals in their individual municipalities and states. [Click here to unsubscribe](#) .



From: [Lori Schneringer](#)
To: [Coastal Statewide Planning](#)
Subject: FW: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals
Date: Tuesday, July 09, 2019 12:49:48 PM
Attachments: [image001.png](#)

RE: AB1731

We appreciate the Coastal Commission holding a workshop to address the short term rentals in San Diego coastal communities. We also agree that there are issues with short term rentals that need to be addressed.

We currently live in Oregon and purchased a condo in San Diego ("The Plaza Condominiums" Pacific Beach) in 2016. We intend to retire there within the next 4 years to be near our children and grandchildren.

We rent for **30 DAY minimums** through VRBO. Our renters are students, traveling nurses and retirees. Typically they stay 3 to 6 months. Our tenants must comply with all the rules and regulations of our HOA in our condo complex which includes 30 day minimum rentals and quiet hours. There or no parties allowed in our unit.

Our rental situation does not apply to short term rentals that are impacting neighborhoods with parties and chaos. We agree that those situations must be addressed for all involved.

Without the opportunity to do short term rental we will not be able to keep our retirement home as we planned and cannot afford to buy at today's real estate prices.

Our tenants contribute to the community and we pay all our taxes and fees to the local government. We consider ourselves members of the community where we own our condo and support local efforts to deal with the housing shortage and short term rentals.

Thank you,

Lori Schneringer
1885 Diamond Street, 2-202
San Diego, CA 92109



Lori Schneringer

Broker, Licensed in the State of Oregon

821 SW 6th Street
Redmond, OR 97756

cell: 541-280-1543 office: 541-923-4663 office fax: 541-923-6416

Website: [Lori Schneringer | Real Estate](#)

From: Vrbo Government Affairs [mailto:governmentrelations@homeaway.com]

Sent: Wednesday, July 03, 2019 3:01 PM

To: Lori Schneringer <lorils@windermere.com>

Subject: July 12: California Coastal Commission Hosting Workshop on Short-Term Rentals



Dear Vrbo Partners,

The California Coastal Commission will be holding a joint workshop in **San Luis Obispo on Friday, July 12**, with the League of California Cities and California State Association of Counties to discuss three topics, including short-term rentals. The Commission's goals for each topic are to have a frank discussion of coastal city and county issues related to interactions with the Commission, find agreement on priorities and to identify next steps to develop strategies.

If you can attend and share your stories supporting short-term rentals, we encourage you to do so. Please note that there will be no more than one hour for public comment which will be limited to 1 to 2 minutes depending on the number of speakers. If you plan on attending and speaking please arrive before 9 AM to sign-up for a speaker's card. Commission staff has provided a way to submit comments via email. We urge you to provide your written comments now to Commission staff at StatewidePlanning@coastal.ca.gov.

The Commission has made workshop materials available for review. The staff report can be viewed here and the workshop agenda here.

The workshop will take place:

Friday, July 12
9:00 AM to 4:00 PM
The Embassy Suites Hotel
333 Madonna Road
San Luis Obispo, CA 93405

The California Legislature is currently considering legislation that would serve to ban vacation rentals in large parts of the Coastal Zone in San Diego County. **It is more important than ever that the Coastal Commission hear from you about the importance of coastal access to traveling families and the value that vacation rentals provide.**

Thank you,
Vrbo Government Affairs

Communications pertaining to local regulations and survey requests are sent by HomeAway in an effort to assist homeowners, property managers, and short-term rental communities to better understand and participate in regulatory processes. If you have questions, please email governmentrelations@homeaway.com. For more resources on how regulations can impact the industry and for tips on how to get involved in your local short term rental community visit our resource page . HomeAway encourages all managers and owners to become knowledgeable and comply with the regulations governing short-term rentals in their individual municipalities and states. [Click here to unsubscribe](#) .



From: [Debbie Lewis](#)
To: [Coastal Statewide Planning](#)
Subject: Fw: Short Term Lodging and Coastal Commission meeting July 12
Date: Monday, July 08, 2019 3:47:01 PM

[Sent from Yahoo Mail for iPad](#)

Begin forwarded message:

On Monday, July 8, 2019, 3:29 PM, VillageLaguna Info <villagelagunainfo@gmail.com> wrote:

We know we've sent out several reminders about the Coastal commission's workshop on Friday 12. This time we're including a sample letter and encourage you to use one or all paragraphs or just write even one line in support of the LB Modified Short Term Lodging Ordinance. Coastal Commission will just count the number of emails coming in, for or against, and the opposition has been heavily mobilizing their supporters.

Please send your email to StatewidePlanning@coastal.ca.gov

[sample letter, use part or all, or reword.]

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the

impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

your name, etc....

From: [Beachside Rentals](#)
To: [Coastal Statewide Planning](#)
Subject: Fwd: July 12 Coastal Workshop
Date: Tuesday, June 25, 2019 2:37:18 PM



Please submit this email thread as my Written Comment on the STR Coastal Workshop on July 12, 2109. Please Confirm Receipt. Thank you,
Toni LeGras

Daniel,

Please Start with this letter to include as part of my public Written comments (will the written correspondence be published on the Site?):

Dear Coastal Commission:

This workshop on STR's has been in discussion for over a year now and there has been plenty of time to collect data and make inquiries regarding STR issues as they relate to LCPs.

Of note: Professional Managers and *Online Platforms* such as AirBnb/ HomeAway are not the SAME thing, and we are being thrown into that category with no mention of the value we can bring to our communities. The online platforms have brought many issues for Professional Managers as well, and no one is communicating with us about it. We can help our communities.

The agenda and staff report are quite absent of data and content, for discussion by the Counties/Cities. With all that time to plan a meaningful STR workshop for the State of California, this workshop lacks merit, as it relates to the mission of the Coastal Commission to protect coastal access for visitors. There is an abysmal lack of research and data on whether or not STRs affect the housing situation in each jurisdiction. Each one deserves independent review.

I have witnessed or watched almost every CCC hearing involving STRs Ordinances and LCP processes since 2013.

It is clearly evident that the Commissioners need more education on this evolving and ever-changing subject. I see them making many of their decisions "off the cuff" and they are being unduly influenced by Hotel Lobbies like Unite Here. The Commissioners/ and Government Officials cannot possibly receive a complete education on the subject without including Professional Managers and the voices of the guests who stay in them.

The government officials in our County (San Luis Obispo) are virtually deaf to the voices of STR management professionals who have been providing visitor serving lodging and unique coastal access via STR rentals. In the 16 years I have been in this business, our supervisors have never once reached out to us to discover relevant data like:

1. What type of homeowner rents their home as an STR/ would they consider a Long Term rental Option?
 2. Would homeowners earn more money as an STR or Long Term?
 3. How many people does your STR company employ?
 4. How dependent is you community on tourism and STR guests?
 5. What is the Occupancy rate of STRs?
 6. How often do the owners book their STR Home for their own personal use?
 7. What can you do to help with the housing issues we face?
- etc, etc. . . .

Our county enacted a Vacation Rental Ordinance in 2003. It makes sense to review the strengths/ weakness and perhaps compare the results with other communities that have Ordinances in place, as new Ordinances in the Coastal Zone are proposed with their LCPs?

Regarding Code Enforcement, our county has declared it a "Complaint Driven " Ordinance. This is not an effective way to address illegal rentals. In 2018, two community workshops were held in Cayucos and Cambria. The overwhelming issue raised by our communities was "Lack of Enforcement of the Existing Ordinance". To date, no action has been initiated to address the community concerns.

And yet, SLO County reached agreement with Airbnb to collect TOT for the County, without securing a commitment from Airbnb that they would only allow properly licensed STRs to advertise on their platforms. This Year SLO County received an additional \$1.3 million dollars in TOT collection that is not traceable to any licensed rental or community. It is very likely, our County is collecting TOT from unlicensed homes through Airbnb . . . This is a problem for the licensed properties who abide by the Ordinance rules and it does not help our neighborhoods.

If governments are developing Ordinances which address/restrict behaviors and eligibility for STRs, they should also be including a realistic budget and enforcement plan with the Ordinance proposal. Otherwise, they will have - an ineffective "complaint driven" legislation, that leaves the neighbors and STR professionals frustrated.

It is exasperating to be ignored and dismissed by the Coastal Commission and the Supervisors in our districts.

Many of us would like to help solve the housing issues, and work with our communities to solve any other issues.

We have the data, experience and access to the properties we manage.

We love our communities too, and want our neighborhoods to be at peace and to benefit from our work.

There is much more to discuss, but ultimately we would like to be included in the future conversations regarding STRs, Online Platforms, and Ordinance development. These government bodies are missing a valuable resource in the search to create effective ordinances, and community harmony by excluding the Professional Managers of STRs

We respectfully ask for your inclusion in the future.

Best Regards,

Toni LeGras
Beachside Rentals Inc.



On Tue, Jun 25, 2019 at 11:15 AM Nathan, Daniel@Coastal
<Daniel.Nathan@coastal.ca.gov> wrote:

Dear Ms. LeGras,

Thank you for your interest in the workshop. The workshop will be held for a full day and is intended for local government officials to discuss these two topics as they relate to the LCP process. That said, we understand your concerns regarding the limited amount of time available for public speaking, so we would encourage you to submit written comments as part of the written record.

Please let me know if you have any further questions or concerns.

Thank you,

Daniel Nathan

Statewide Planning

(415) 904 – 5251



From: Toni LeGras [mailto:cayucahini@gmail.com]
Sent: Saturday, June 22, 2019 10:50 AM
To: Nathan, Daniel@Coastal
Cc: vacation@beachsiderentals.com
Subject: July 12 Coastal Workshop

Mr. Nathan:

The release of the July 12 workshop agenda on STRS and SeaLevel Rise states:

1. (NOTE: There will be **no more than one (1) hour for public comment. Due to the significant level of interest in this item** and the limited time available, speakers' time will be limited to 1 to 2 minutes, depending on the number of speakers, and at the discretion of the Commission Chair. We urge written comments be submitted to: StatewidePlanning@coastal.ca.gov.)
2. **false**The Public Workshop will run from 9:00 a.m. to 4:00 p.m.
3. **false****There will be no General Public Comment on Friday**

With 2 topics of significant interest to the public, isn't this severe restriction of public comment the exact OPPOSITE of what the Coastal Commission should be scheduling for?

. . . in effect, the Coastal Commission is virtually silencing public comment on subjects where there is a "significant level of public interest"?

The public will be allowed to speak, sharing 1 hour only on 2 important topics, during the *working lunch* for the Commissioners and Supervisors. Generous.

Has your staff considered scheduling more time, or allowing a full day for topics

generating significant levels of public interest? It is called a Public Workshop. . . .
isn't it?

sincerely,

Toni LeGras

From: [Big Bear Group Bike Rides](#)
To: [Coastal Statewide Planning](#)
Subject: Fwd: Just say No to VRBO
Date: Wednesday, July 10, 2019 11:41:15 AM

Dear California Coastal Commission,

In honor of Ross Perot's passing, I will use his phrase, "Can you hear that giant whooshing sound?"

That is the sound of STRs (short term rentals) sucking the heart and soul OUT, of your community!

I live in Big Bear Lake, CA, a small ski town. Around 75%+ of homes have been converted to exclusive use as STRs.

This has decimated the community in many ways:

- 1) Affordability: Workers cannot afford to live in the city limits. This means no residents left to make things like schools thrive. There is NO COMMUNITY without residents.
- 2) Hotels in tourism zones will fall into disrepair and blight. As STRs increase, demand for hotels that meet Hotel Building Code safety standards (which STRs DO NOT need to comply with) will go down. Investment and upkeep of small hotels will languish and slumlord hotel/motel conditions will follow after banks foreclose and no investors want to invest in hotels because vacation homes are a better investment.
- 3) With no residents, retail stores suffer and many retail stores close leading to empty "For Rent" signs on half the commercial properties, making the town look dead.
- 4) Wealthy investors buy many houses and don't even live in the area. So property taxes may go up, but all the vacation rental income will leave your community as investors will choose to live in exclusive affluent havens where STRs are not allowed. They may make a few donations to local causes, but compared to residents that give back to the community on a daily basis and spend money locally allowing local business to thrive, these donations are for appearances only.
- 5) Any locals left who are unlucky enough to live next to a STR have to deal with weekend parties right next door. When you have real neighbors, people tend to be on their best behavior. When 16 college kids invade the house next door for 1-2 nights, they will never have to look the homeowners who got no sleep on their weekend nights in the eye, they will just drive away.

In short, if slightly higher property taxes are the goal, and you don't mind commercial blight, diminished and sleep deprived local residents, and loss of commercial viability, then by all means, turn your residential communities into de facto hotel zones. Keep residential zones residential. Allow zoning for rental condos/hotels as there is demand for that.

As proof of Big Bear Lake's community meltdown, our family is planning to leave in search of better schools, quieter neighborhoods, and we are looking to the coastal zones.

Please protect Coastal Communities and limit or prohibit STR permits so that investors don't suck the life out of beach communities next.

Jim Nellis
Big Bear Lake, CA

From: [William C. Valaika](#)
To: [Coastal Statewide Planning](#)
Subject: Fwd: Local Government Workshop ; Friday July 12; Public Comment regarding Short-Term Rentals.
Date: Wednesday, July 10, 2019 3:56:36 PM

Dear Members and Staff of the California Coastal Commission:

My wife and I have resided in Laguna Beach for over 30 years. We've had the good fortune to have raised our family here. We are very concerned that, unless reasonably regulated, the recent trends towards short-term rentals threaten the very essence of the concepts of "community" and "neighborhood" which are so important to a valuable and worthy social fabric. We believe that, particularly in a small community such as of Laguna Beach, unless short-term rental is reasonably regulated the available rental inventory will be diminished through commercial ownership which, focused on maximizing income, will dedicate much if not most of that rental inventory to short-term rentals.

Please review issues reflected in the June 21, 2019 staff report for the July 12, 2019 Local Government Workshop on Short-Term Rentals and Sea Level Rise Planning and Adaptation. For instance the following comments from pages 7-8:

"Although STRs can help maximize access to the coast, in some cities and counties—and especially in jurisdictions where STRs are unregulated—vacation rentals may cause a variety of adverse impacts. Depending on their location and the way they are regulated, the Commission has recognized that STRs can cause, for example: • Alteration of community character by introducing lodging into residential neighborhoods; • Impacts on affordable and workforce housing; • Parking and transportation congestion impacts; • Enforcement issues; • Overburdening of water, sewer and other public utilities and services; and, • Management issues such as numbers of occupants and overcrowding, noise, trash and special events."

We believe it is critically important for every community to have reasonable availability of rental housing for at least a significant sector of its population. The ability of communities to reasonably regulate short-term rentals is absolutely essential to the preservations of neighborhoods and communities as we have all come to understand those important concepts as core building blocks of desirable society.

We believe that unless reasonably regulated short-term rentals will significantly and permanently change the nature of Laguna Beach and other communities in a manner which is far more detrimental than positive to the communities and their permanent residents.

Thank you for your consideration and for the work you do.

William & Karen Valaika

380 Pinecrest

Laguna Beach, CA 92651

From: [DAN/BONNIE Leonard](#)
To: [Coastal Statewide Planning](#)
Cc: [Dan Leonard](#)
Subject: Fwd: Workshop to discuss Short-Term Rentals
Date: Thursday, July 04, 2019 4:02:36 PM

Dear Commissioners:

On July 12, 2019 you will discuss short term rentals with the League of California Cities and California State Association of Counties. This letter is to urge you to not place additional restrictions on the ability of property owners.

We have a home on the coast in Corona del Mar which has been in our family for three generations. In addition to our family enjoying it, we also rent it out to families across the country (and families for other countries) so that they can enjoy the coast, the beach, Disneyland, Knotts Berry Farm and many other Southern California attractions. These families pay local and state sales taxes during their stay. This is in addition to the property taxes we pay to Orange County and the bed rent tax we pay to the City of Newport Beach.

In the 20 + years we have been renting in this manner, there has never, repeat never, been any disturbance requiring any emergency response from the city authorities. Please keep in mind that most families cannot afford to rent for a month or more (long term). So weekly rental allows these families the ability to enjoy the beach and all else Corona del Mar and the California coast has to offer. Is not making the coast available to all citizens one of your charges?

While our property is not in San Diego County, we are disturbed that Assembly Bill No. 1731 is just the "tip of the iceberg". Our rental activity is done in a responsible manner. And so is the rental activity of our neighbors. We already have restrictions on our rental activity and do not desire additional restrictions. When will government cease trampling on responsible, tax paying property owners' rights. What comes next. Government confiscation of property?

Dan and Bonnie Leonard

From: [Diane Hibbs](#)
To: [Coastal Statewide Planning](#)
Cc: [Kerry Hibbs](#)
Subject: HOMEOWNERS vs THE HOTEL INDUSTRY/LOBBYISTS!!!
Date: Wednesday, July 03, 2019 7:08:07 PM

Wow. I don't know who to address this to, but the COASTAL COMMISSION is seriously trying to take away property rights from land/homeowners?

This needs to end! Why is it a 30-day renter is more preferred over a 2-day renter? You do realize one pays much more than the other, and is better vetted?

What is next? Apartments will disappear so that vagrants can take their space? Who is paying my mortgage? Certainly not the Coastal Commission or the State of California!

It's obviously not about what is right or true, but WHO is in POWER.

Back when our daughters were little, we traveled the world, and paid to stay in other people's homes, as it was - and is - much more preferable to stay in a HOME, rather than a HOTEL! This was obviously before VRBO or Airbnb even existed. If I understand what is about to happen, then *because the Hotel Lobbyists are paying off those in power*, then should my daughter and her family travel, they will be FORCED TO STAY IN HOTELS???

From: info@hbstra.org
To: [Coastal Statewide Planning](#)
Subject: Huntington Beach Public Comment for STR Workshop 190712
Date: Wednesday, July 10, 2019 9:46:57 PM
Attachments: [image002.png](#)
[CCC Comments 190712.pdf](#)

Dear California Coastal Commissioners,

I'm excited to attend the upcoming California Coastal Commission Short-Term Rental Workshop on Friday, July 12, 2019 – and I'm excited to see a representative from our City of Huntington Beach, Councilmember, Jill Hardy there. She has many years of political service to our city, and will be a valued participant to the workshop.

I hope to give public comment at the meeting, but if I am not allotted time there, here is what I would say (also attached):

"Good morning, Chair Bochco and commission members. My name is Kathryn Levassiur. I am a resident of Huntington Beach and represent Huntington Beach Short-Term Rental Alliance. While my city currently has a citywide ban on short-term rentals everywhere except Sunset Beach, today my comment will focus on the development of the short-term rental ordinance for the City of Long Beach.

I am concerned with the opt-out provision which would allow a group in a given neighborhood tract to petition to exclude unhosted short-term rentals to excluded from that area. To me, this is tantamount to unjustifiable vigilantism. The better solution would be to go through a complaint/appeal process with the city.

I hope that this opt-out clause does not make it in the final ordinance, but if it does, that the commission vote no on the opt-out clause.

Thank you."



Sincerely,

Kathryn Levassiur
Huntington Beach Short-Term Rental Alliance

Cell: 714.343.7931

Email: info@hbstra.org | Website: <https://www.hbstra.org/>

If you are unable to open the attachment, please see page 397 for the attached comment letter.

From: [Jean Hayek](#)
To: [Coastal Statewide Planning](#)
Cc: dianasixteen@aol.com
Subject: I am pro vacation rentals
Date: Wednesday, July 03, 2019 11:01:07 PM

Vacation Rentals is being blamed for taking residential housing units off the market, when in actuality these rentals would provide the city with needed revenue that would allow the city to build more long-term housing for low income people and affordable housing for those in need. Instead of allowing this to be the case, the city wants to control people's assets, buildings on the coast, and force owners into socialism by controlling the rents charged and banning short term (vacation) rentals. This goes against the Constituion of the United States of America, which propounds free enterprise.

Vacation Rentals would be a great thing for the community of Santa Monica. It would afford tourists more affordable housing for tourist who cannot afford a pricey hotel. At the same time, it would provide millions of dollars in tax revenue to the city so that the city could afford to build more long term housing for low income people. The more housing there is the city, the more the competitive the prices for rentals will be in the city. Rents will be lower overall in the city, an advantage to all renters in the community.

If the city is so concerned about housing, why has it downzoned areas and buildings which prohibits more building to take place. I think the city is not acting in a way that protects and preserves housing for the good of the community.

I am for allowing vacation rentals in Santa Monica coastal properties. It would be a boon for all involved, owners and renters, and would alleviate the conflict which rent control has imposed on renters and owners, making renters distrust owners and owners distrust renters.

From: [Betha Everett](#)
To: [Coastal Statewide Planning](#)
Subject: I am so happy you are protectors of the beach. Where would we be without you? Thank you for your effort to protect. The right of families that come to enjoy the beach. Also,property that is in the coastal zone should have the right to do short term re...
Date: Friday, June 28, 2019 4:57:16 PM

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Sharons Emails](#)
To: [Coastal Statewide Planning](#)
Subject: I am the owner of a short term rental in Laguna Beach, Ca. I live next door to my small single home rental, have two parking places and request my guests sign a five page legal contract. Most of my guests are visiting their grandchildren and relatives....
Date: Wednesday, July 03, 2019 2:56:44 PM

Sharon McNair

Sent from my iPhone

From: [Dene Bourne](#)
To: [Coastal Statewide Planning](#)
Subject: I do Not oppose Short Term Rentals at the San Diego coast
Date: Friday, July 05, 2019 10:19:57 AM

July 5, 2019

- I can't see how short termed rentals have any detrimental effect on the coastal zone. If anything they lessen the usage. Assuming STR are occupied everyday all year is not correct. This is only true if they are long-term rentals so usage actually goes down some with STR.
- Long termed rentals produce more trash, couches, desks and other furniture and carpets left to the front yard.
- Buildings are damaged more with long-termed renting costing more environmentally with paints, caulking and other construction waste.
- The cost of visiting San Diego can be prohibitive for a family of moderate means; think teacher, or a single mom. If you check it isn't the hotel rates that increase the cost it is the food purchases. Having a kitchen lets the family with less means enjoy a trip to the zoo or SeaWorld on their budget. I have been thanked several times for keeping the costs down so families can come and visit. I charge less than most and it has been rewarding.
- I provide decent work because I pay a living wage to the private party who helps me clean, replace linen and do other odd jobs. They spend their earnings in San Diego. I pay a mortgage out of town but that would be true no matter who lived in my property. The rest of the money goes for property improvements which is money staying in San Diego to plumbers, painters, electricians and carpenters

I think San Diego has more to gain by finding a way to produce affordable class C and B housing with long termed subsidies to contractors that are staggered in such a way that they don't all terminate at the same time.

Respectfully,
Deanne Bourne
Owner of long and short termed rentals

From: [Vanessa Li](#)
To: [Coastal Statewide Planning](#)
Subject: I support short term rentals
Date: Friday, July 05, 2019 6:23:43 AM

Hello,

Short term rental becomes possible as technology advances. The society should embrace that. It helps people to improve life quality by doing things they enjoy while making extra income to supplement the ever increasing housing cost. Government should leave the decision to market instead of interference it.

Thanks,
Vanessa

From: [Mario A. Vinasco](#)
To: [Coastal Statewide Planning](#)
Subject: I support short term rentals
Date: Sunday, July 07, 2019 9:24:46 PM

Dear commissioners

As a Californian, host and frequent traveler, I support short term rentals as they add flexibility, affordability and fulfill many needs such as recreation and business trips.

Prohibiting them will be an unfair advantage to hotel chains in detriment of small owners.

Regards

Mario A. Vinasco
Newark, CA

From: [Clive Pinder](#)
To: [Coastal Statewide Planning](#)
Cc: [Linda Colwell](#); governmentrelations@homeaway.com
Subject: Impact of Short Term Vacation Rentals (STVRs) on Residential Communities - San Luis Obispo Review Meeting July 12..
Date: Wednesday, July 03, 2019 6:31:50 PM

I am an owner of a STVR in SLO Country and also in other communities around the world. My STVRs are all located in areas designated or zoned as mix use in agricultural or tourism locations. I plan to attend the meeting by the Coastal Commission in SLO on July 12th.

I would like this email to be part of the public submission please.

As an owner of multiple STVRs around the world, and also a frequent traveller who uses them, I am generally in favour from both an economic and experiential gain. They enhance the economic value for owners, the attractiveness of destinations they serve, and the travel experience of the guests who use them.

HOWEVER, it has to be recognised that, by definition, any residential property in a R1 zone that is used primarily as accommodation for 'Transient Guests', will inevitably have a negative impact on the community cohesiveness and neighborhood integrity it is located in.

It is literally impossible for any resident who lives in a R1 zone to develop a productive, supportive and mutually rewarding longterm relationship with transient guests who are only staying in a home for a few days or weeks.

This issue is especially acute and exaggerated when the communities are smaller towns like Paso Robles, Morro Bay, Santa Cruz, where communities tend to be more permanent and close knit. As opposed to larger towns and cities like New York, London and Miami not to mention Los Angeles, San Francisco and San Luis Obispo where transient occupancy and greater mobility is more prevalent.

As such, STVRs should NOT be allowed in R1 zones that are designated by democratically elected local representatives explicitly for the purpose of providing longterm residential properties for local residents who live and work in the community.

Every town or County has plenty of areas that are zoned for mixed use, and it is here that STVRs should be permitted.

Any Councils that issue permits or licences to owners of properties in R1 zones is, by definition, undermining the principle of building strong cohesive neighborhoods and community spirit.

I am sure the copious amounts of evidence that suggests STVRs generally drive up the cost of housing for longterm residents and renters will be addressed by other submissions. For a summary I refer you to this Independent Study - <https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/>.

While the potential impact on affordable housing must be a consideration, it is

undeniable and indisputable that STVRs that operate in R1 zones will inevitably disrupt and undermine residential neighborhoods, and the innate nature of community spirit among longterm residents.

If property owners want to invest in, operate and profit from STVRs, and it is clear they can add value to tourism destinations, they should invest in homes that are located in areas zones for such business use.

Thank you for considering this submission.

U.S. cell: +1 650 656 5160

U.K. mobile: +44 (0)7718 537377

From: [Ed St. John](#)
To: [Coastal Statewide Planning](#)
Subject: in favor of STR
Date: Thursday, July 04, 2019 10:59:20 AM

Hello,

As an STR owner (and rentor) for nearly 20 years I must speak positively about my experience. STR's afford me the ability to offset the high costs of owning in a tourist rich environment. Additionally it provides a much more comfortable stay for travelling guests.

In my nearly 20 years I've had only two groups that did damage to my home. In both cases the guests had multiple houses rented for a large group. While unfortunate neither caused problems in the neighborhood.

Unfortunately there is the .01% that cause problems. And .01% of the neighbors have issues. Study will determine that the majority of complaints come from the same vocal few, or those who have purchased a property in the last few years and now want to dictate how all others utilize their property.

Don't fall victim to listening to the vocal minority.

--

Ed St. John
707-480-6550

From: [Jim Miers](#)
To: [Coastal Statewide Planning](#)
Subject: In support of CCC Residential Adaptation Policy Guidance
Date: Thursday, July 11, 2019 7:03:51 PM

I am writing to support the California Coastal Commission's Revised Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.*
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.*

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issues clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures, and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Jim Miers
SLO Chapter of Surfrider Foundation

From: casey@sunwest.bz
To: [Coastal Statewide Planning](#)
Subject: In support of Laguna Beach's Modified STL Ordinance
Date: Wednesday, July 10, 2019 7:42:43 AM

I would like to express our families support for the STL ordinance passed by Laguna Beach's City Council in June 2019 because the ordinance balances the needs for STL while recognizing the rights of homeowners in residential zones to safe and quiet enjoyment of our neighborhoods.

Thank you,

Casey Reichel

450 Blumont

Laguna Beach, CA 92651

From: [MNApowers](#)
To: [Coastal Statewide Planning](#)
Subject: In support of Short Term rental Hollywood Beach, Oxnard
Date: Friday, July 05, 2019 11:32:13 AM

Greetings,

As original owners and investors in unincorporated Oxnard's Hollywood Beach, we love and respect our community and care for our family home. We have very strict rules (as do the vast majority of STR owners)- we do not allow pets, smoking, more than 5 guests or parties. We have cameras to enforce this. Our neighbors, also a short term rental/second home, alerted us immediately the only time someone was smoking a cigar on our roof. We took care of it in 2 minutes. They also have a sound alarm to warn of any parties. We have never had one incident or complaint, but we love that our homes and neighboring homes are now busy with guests instead of open and empty for robbers as they once were. I wonder if you have seen incidences of home robberies go down since short term rentals went in?

The beach, while beautiful, can be a tough and expensive place to live and maintain a home as everything rusts each year. On our block, many of the houses are second homes and have stayed vacant for months at a time (not safe), or when they went up for sale also stayed vacant and unsold for months. As a result, many of the restaurants went in and out or held on for dear life for a boost from seasonal visitors. Options were slim as a result. We have noticed that since second home buyers were able to offer short term rentals year round, new restaurants have gone in our area and seem to be doing well (When Ojai eliminated short term rentals restaurants saw the impact on their business such that they had to cut staff and hours, impacting the local economy). We know locals don't frequent vacationer places or events as much (museums, boat rentals, restaurants etc.). In 2 years, our home, alone, has spent tens of thousands of dollars here with Home Depot, Walmart, the Collection, local business and restaurants to maintain, repair and outfit our home for guests. This does not include all of the money our guest have spent here.

We 1099 anyone who works for us and keep everything legal. We hope you will vote to keep things as they are so more people will continue to visit, spend and invest in Coastal Cities. This is a big part of our retirement plan and college fund. Without STRs, we may not be able to afford it; and beach homes will only go to wealthy second homeowners that can afford to leave them vacant, as they did for many years until now. Please help us keep it affordable to own and share at the beach. Our guests that come with families can't afford what it would cost to rent 3 separate rooms in a hotel. Prices may be high at the beach, but it is generally because homes can allow more people and options than a hotel can. Our home is steps from the sand.

Do you Uber? Lyft? Use DoorDash or another app to deliver your food? Have you ever purchased on EBay or Etsy or made a payment with PayPal or Venmo?

Can you imagine a world without it? The "Meconomy" is here to stay. The future depends on growth and innovation. The next generation is more likely to vacation and explore than buy a home and they are doing it through short term home rental. We do NOT want to miss out on this huge economic boom for cities.

Oxnard was known as a dangerous place that you want to drive through quickly. Now it is on the cusp of turning that reputation around, in part because innovation that your team has brought here- Dallas Cowboys, the Collection, development etc. We also have visitors because homeowners like me are also advertising our hearts out for Oxnard (on all social media and more) and all the great reasons to bring your family here.

As a mom of two, I can tell you, I'd always want an affordable home with a kitchen and privacy over a 2 bed hotel room. When renting an entire home is less expensive than 2 hotel rooms, you are creating access for people to enjoy the beaches, which is the spirit of the city coastal commission. We have Simi Valley grandparents that take their grandchildren for an annual trip at our home; Texans who come and bring their entire family to root for the Dallas cowboys. We offer laundry, bikes, surfboards and boogie

boards, a huge savings and hassle free experience.

My neighbor purchased her home from a trust fund kid who had turned his grandfather's home into a drug den and loud party every weekend house. It was a mess and unlivable. She is a designer who reimagined the home and has brought a spotlight to Oxnard by being featured in numerous magazines, print ads and even a Nordstrom catalogue. People who have never heard of us, have come to Oxnard just to stay in her home. If you limit our days, she won't be able to make her mortgage payment. Many people who invested in second homes (after these homes used to sit on sale for months) did so because they knew they could enjoy the home while being able to afford it with the income. I'm seeing more homes in our area sitting for sale and I'm now wondering if it's because of the impact of this new challenge to the short term rental market here, Ojai and Los Angeles. These are not affordable housing issues as coastal homes tend to be more expensive.

Let's be honest with ourselves. We aren't Catalina or Ojai yet. But perhaps if Malibu is our Hamptons, Oxnard can be Montauk (see article <https://la.curbed.com/2012/6/29/10356108/new-rich-person-summer-spot-oxnard-the-montauk-of-la>), but not without short term rentals. We can't afford to restrict access any more than homeowners can afford limits to their ability to offset costs with short term renters. We resisted renting our home until the weather and increased life costs forced us to consider it. We had our own wonderful Airbnb experience and realized how great it was to have a true local host who cared about local businesses and the economy vs. a hotel concierge that may or may not have ever experienced anything in the area. We were sold. We have excellent reviews, respectful guests and a shared economy. Only because of STRs have we been able to maintain and improve our home. In the past, we had to let the facade crumble with the weather until we just couldn't take it. Now, we do our best to maintain a wonderful experience for our guests and repair damages immediately. I'm sure you cannot imagine how many locals now depend entirely or greatly on short term rentals for their income (housekeeping, maintenance, plumbers, grocery, dry cleaning, repair, bike shops , etc.).

My guess is if eliminated, that more people will hide their short term rentals and we will lose the city income from taxes.

People generally won't home share or rent their home if they can afford not to. Please keep home sharing and STRs a viable option.

Also, I'm not sure if you're on next door, but this post from Silver Strand, yesterday, reflects our fears as homeowners living next to and leaving homes open for half of the year. People know they can squat or pilfer things even with good alarm systems.

https://nextdoor.com/post/106231644?init_source=copy_link_share

I did some of the math last night. But didn't have time to address the 3 day minimum. When you go away for the weekend, do you personally do Friday and Saturday or a whole 3 days? Most working travelers do 2 days for staycations. The 3 days, again will eliminate many potential visitors. For eliminating 185 days, conservatively, the math is 1,200 homes with 4 guests/night (probably more) times 185 nights (definitely more if you remove 2-day visitors). The smallest number of visitors that you are saying "don't come to Oxnard!" to is 888,000. They will go somewhere else.

You are telling homeowners if you're not wealthy enough to pay your mortgage without renters, then don't invest here. We have 9 homes sitting for sale in our neighborhood. Before STRs this was commonplace. With STRs more people felt like they could afford to buy, like my neighbor who restored the year down drug den.

Thank you for your time!

Kind Regards,
Mark & April Powers

From: [Chris Tellis](#)
To: [Coastal Statewide Planning](#)
Subject: in support of short term rentals
Date: Thursday, July 04, 2019 8:26:03 AM

Dear Esteemed Commissioners,

I have a short term rental on an historic ferryboat in Sausalito. I occupy the other end of the boat and own the harbor.

We have over 200 five star reviews. Income from the rental is essential to maintaining the vessel, which is 131 years old.

But most important are two factors:

1. Short term rentals reduce pressure to build unsightly hotels in scenic settings.
- 2 Short term rentals are an essential affordable housing component. I know many elderly homeowners who would have to sell and move, were it not for the income they receive from the rentals.

Please do not restrict this low-impact people-to-people commerce.

Having said this, it is essential that owners school their guests on respecting the locals and the environment. I fully support a set of standard rules that all guests should be expected to sign and adhere to:

1. Respect the rights and privileges of the neighbors, particularly with respect to parking
2. Celebrations or events should not impact the community by noise, trash or traffic. Keep it in the house.
3. No sounds after 10:00PM.
4. Strict adherence to all environmental regulations. Respect the coast.
5. Nothing goes in the water except a paddle.

Thank you for your consideration.

Yours,

Chris Tellis
Yellow Ferry Harbor
Sausalito

From: [Maps](#)
To: [Coastal Statewide Planning](#)
Subject: In support of short term rentals
Date: Wednesday, July 03, 2019 8:23:44 AM

As a Traveler, short term rentals allow time to visit places I otherwise would not have. Hotels are too costly and simply do not work for my lifestyle. I'm in full support of allowing short term rentals in all of California's coastlines!
Trouper Snow

From: [Vacation Concierge](#)
To: [Coastal Statewide Planning](#)
Subject: In SUPPORT of Short Term Rentals
Date: Friday, July 05, 2019 1:36:13 PM

Good morning. My name is Jeff Perry and I am the owner and founder of Vacation Concierge. We manage individually owned vacation homes from San Clemente to Laguna Beach.

My business is located in Dana Point and I am also a resident and homeowner of two properties in Dana Point. I clearly have a vested interest in seeing that short term vacation rentals continue to be allowed not only in the Coastal Zone but throughout our beautiful City of Dana Point. How the Coastal Commission addresses short term rentals and the value they add by providing access is critical to the success of this beach side destination city.

It would be my desire to have the Coastal Commission to force a ban on banning short term stays (less than 30 nights) for ALL the coastal cities in CA (INCLUDING SAN DIEGO) at least in the jurisdictions that the Coastal Commission controls.

I support Short Term Rentals!

Thank you,

Jeff Perry

O: 949.429.3179

O: 1.800.791.8366

Hours: M-F 9a-5p PST

Vacation Concierge, Inc.

*Proudly representing vacation rentals in
South Orange County Beach Communities
and Tellico Village, TN*

From: [Artie Maidman](#)
To: [Coastal Statewide Planning](#)
Subject: Input on STVR for Joint Workshop in San Luis Obispo on Friday, July 12
Date: Thursday, July 11, 2019 8:53:08 AM
Attachments: [Coastal Commission input 7-10-2019.pdf](#)

Dear Coastal Commission:

Attached, and pasted below, is input for your discussions on STVRs. Thank you for your consideration.

Artie Maidman

To: California Coastal Commission
Re: Joint Meeting to Discuss Short Term Vacation Rentals on 7/12/2019

To who it may concern:

I own and operate 3 permitted Short Term Vacation Rentals ("STVR") within the City of Ventura. Since 2009, the City of Ventura has had an ordinance regulating STVRs. I've lived in Ventura for 26 years, about 1 mile from my rental properties. I personally manage my properties with the help of a long-time friend who cleans and helps with maintenance.

I empathize with any California coastal resident whose peaceful living is undermined by inconsiderate and intrusive neighbors, whether the guilty parties are property owners, long term renters, or STVR guests. However, I strongly believe that the many claims and complaints made against STVRs do not apply to the majority of legal STVRs, at least in the City of Ventura. To support this claim, I would like to provide the Coastal Commission specific data about my experience as a STVR owner.

I purchased a vacant, bank-owned, dilapidated single-family home on a Pierpont Beach lane in 2011 as a second home for my elderly father who lives in the midwest. We invested approximately \$175,000 to completely renovate the property, including completely replacing the infrastructure. When my father was no longer able to travel to Ventura regularly, we decided to offer the house as a legally registered STVR when the home was not in use. In 2015, we purchased an extremely run-down duplex in Pierpont, invested about \$250,000 in renovations, then offered both units as STVRs. With both properties, we improved the properties and neighborhoods by our extensive property renovations, no one was displaced, we did not take students away from the local public schools, we are not "greedy, out-of-town investors", or any of the other common accusations leveled at STVR owners.

During our 5 years of operating STVRs in Ventura, we have had no problems with tenants, no complaints from neighbors, and incurred no violations from the City of Ventura. I have never had

to charge a single renter for any damages or missing items. To my knowledge, none of my guests have had a party, loud or otherwise.

More importantly, our homes have provided great places to stay for the type of visitors Ventura wants to attract. The following is a complete and unedited list of 1 year of renters, presented in chronological order, information gleaned during our tenant-screening process:

- Family with 2 small children from New York City to attend a wedding in Oxnard
- Young couple from Stockton wanting to escape the heat
- Family with 3 kids ages 12, 10 and 3 from Auburn, CA for a surf/beach vacation
- Family of 4 from Salt Lake City, UT
- Family of 4 from Barstow
- Older couple from Newbury Park who are frequent Ventura visitors, joined by their grown kids on a few days
- Family with a toddler and baby from Santa Fe Springs, accompanied by their mother-in-law
- Older siblings (55+) from Hawaii and Texas visiting their 85-year-old mother
- Pastor and his wife from South Lake Tahoe visiting their son who attends CSU Northridge
- Parents and 3 grown daughters from Fresno who stated they did not stay up past 9 pm
- Older couple from Denver, CO, joined by their 27-year-old son who lives in LA
- Couple and their mother-in-law from Santa Clarita wanting to escape the heat
- Older couple from Nevada who lived in Ventura for 50+ years visiting with friends
- Couple from New Hampshire, former Ojai residents and frequent Ventura visitors
- Older couple from Silver Springs, MD visiting with their son who lives in Palm Springs
- Sisters from Pittsburgh, PA visiting their elderly, ailing mother who lives off Seaward Avenue
- Couple who moved to Texas from Santa Barbara 3 years ago, back visiting family
- Couple visiting the USA from South Devon, England
- Family with kids ages 13, 9 and 5 from Oakland, former Ventura residents and frequent visitors
- Brother, sister and their respective spouses meeting in Ventura for a family reunion; frequent Ventura visitors.
- Older family of 4 (adult children) visiting additional family in Ventura Keys
- Young family with 4 very young children from Wrightwood, CA who frequently travel as a family
- Older couple from Washington, DC visiting their daughter on spring break from Pomona College
- Older couple from Wisconsin visiting their daughter and grandchildren for a month
- Young family with a toddler and baby from Washington, DC attending a family wedding
- Older couple from Florida visiting for a month to attend their son's graduation from UCSB and visit with extensive family in the area
- Couple wanting to "escape" from Los Angeles
- Two sisters and their 3 children from San Francisco staying in Ventura while older kids attend soccer camp at UCSB

As can be seen from this list, I am providing an affordable and convenient housing option for many families visiting Ventura. I understand that this is only one person's experience as an STVR landlord; however, other licensed STVR owners share similar stories. We appreciate any support

the Coastal Commission can provide to allow us to continue to offer a great vacation housing option to families visiting Ventura.

Thank you,

Artie Maidman
805-312-4677

From: [Thomas, Jeff \(LA \)](#)
To: [Coastal Statewide Planning](#)
Cc: [Patricia Jirkovsky](#)
Subject: Input on STVR for Joint Workshop in San Luis Obispo on Friday, July 12
Date: Thursday, July 11, 2019 6:14:51 PM

California Coastal Commission

Re: Joint Meeting to Discuss Short Term Vacation Rentals on 7/12/2019

To Whom It May Concern:

Have you seen the ads on TV where the guy liked using the razor blades so much he bought the company? That's what led my wife Paddi and I to rent our home in Ventura as a Short Term Vacation Rental (STVR).

We've stayed at STVRs for years. Napa Wine Country, Paso Robles, Northern Michigan were some of our favorite places to visit. We prefer the comfort and hominess of a house to a hotel. Plus, depending on the size of the home, family members and friends can stay together and still have the privacy that they lack when they stay at a hotel.

We own a home in the Pierpont neighborhood of Ventura. Our daughter and her family had been living there, and when they outgrew our 2 bedroom home and moved to a larger house, we decided to rent our home as a STVR. It's not an easy process, and it's an expensive investment:

- We obtained a license from the city of Ventura
- Purchased linens, furniture, cookware, beach towels, patio furniture-- everything you want when you stay at a STVR
- Landscaped and repainted the home, inside and out
- Prepared leasing documents and listed the our home on the appropriate STVR websites
- Obtained and carried insurance for any and all potential occurrences
- Ordered cable TV, WIFI, and insured all utilities are under our name

Imagine renting your house long-term. You list the property, interview potential renters, decide on a renter, then they sign the paperwork and move in. Now, imagine repeating that process every week. Add in cleaning, restocking necessities like paper towels and shampoo, making sure the grass is mowed and repairs are made. Every week. Pay for all utilities not normally paid for by a landlord. And, imagine being available 365 days a year, 7 days a weeks, 24 hours a day to handle any issues that arise. That's what a owning vacation rental is like.

The STVR market is competitive. With the advent of social media, we can't afford a bad review. Renters demand, and get, more than they pay for. My wife manages the rental and she insists that the home look like a Ritz Carlton every time a family moves in. Drive down any tourist area and look at the houses. The most well-kept homes with the highest curb appeal are likely to be STVRs.

So, why do we do it? We like the freedom of being able to stay at the home or give our family a place to stay a few weeks during the year. We enjoy reading the reviews of the families that stayed

at our place, how their kids enjoyed the beach, about their walks to Seaview for dinner and their experiences at the graduation/wedding/birthday/sporting event they were in town to enjoy. I'm a runner, and I always check to see the times of the runners who stay at our home to compete in marathons so I can send them a congratulatory text. We want to give families the same experience we have when we stay at STVRs: a unique, 'local' home away from home.

About the money. Yes, we collect rent for our home and sometimes- not usually- it's enough to cover our mortgage payment. But we're not getting rich. Our house may sit empty for a few weeks. Often we need to make a major repair. Think about it: when a house turns over more often, normal wear and tear increases.

STVRs offer affordable housing for families who might normally not be able to stay at a hotel so close to the ocean. We follow all of the rules and regulations the city of Ventura requires and pay STVR taxes that owners of long-term rentals are not obligated to pay. We are good neighbors and require our renters to abide by the rules set forth.

We appreciate any support the Coastal Commission can provide to STVR owners in Ventura.

Sincerely,

Jeff Jirkovsky
3082 Seahorse Ave.
Ventura, CA 93001

From: [Lindsay Tognetti](#)
To: [Coastal Statewide Planning](#)
Subject: July 12 Agenda Item: Laguna Beach Modified Short Term Lodging Ordinance
Date: Monday, July 08, 2019 5:00:21 PM

Dear Coastal Commissioners,

I would like to ask for your support of the Laguna Beach Modified Short Term Lodging Ordinance before you on July 12. I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

As a homeowner and resident of Laguna Beach for the past 35 years, I do not want my neighborhood to become a mini-motel commercial zone where there will be no permanent neighbors. My next door neighbor basically uses her home for these rentals, so I am fully aware of the downside for the neighborhood. As a widow now, it certainly isn't how I envisioned my retirement. Please respect the concept of residential neighborhoods and vote for this Ordinance.

Thank you for your consideration.

Lindsay Tognetti

31441 Ocean View Street
Laguna Beach, CA 92651
(949)306-5488 Cell
lindsay4homes@cox.net

From: [MARGARET BROWN](#)
To: [Coastal Statewide Planning](#)
Subject: July 12 hearing on short term lodging/Laguna Beach
Date: Sunday, July 07, 2019 2:28:17 PM

We encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units **do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.** I also feel it's unfair that STL's don't have to comply with access and safety regulations imposed upon hotels and motels.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet it offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Margaret Brown

471 Locust St

Laguna Beach, CA 92651

From: [MARGARET BROWN](#)
To: [Coastal Statewide Planning](#)
Subject: July 12 hearing on short term lodging/Laguna Beach
Date: Monday, July 08, 2019 8:28:42 AM

We encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units **do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.** I also feel it's unfair that STL's don't have to comply with access and safety regulations imposed upon hotels and motels.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet it offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Margaret Brown

471 Locust St

Laguna Beach, CA 92651

From: annmarie.socal@yahoo.com
To: [Coastal Statewide Planning](#)
Subject: July 12, 2019 Local Government Workshop on ShortTerm Rentals (STRs)
Date: Wednesday, July 03, 2019 3:30:18 PM

Commissioners,

Thank you for recognizing the need to host this workshop, to provide an opportunity to have a full, frank and mutually respectful discussion of key coastal city and county issues and concerns related to interactions with the Commission on Short-Term Rentals (STRs).

I am a resident of Laguna Beach, which, as you know, is an affluent, popular coastal city. When the city first encountered STRs, before social media and vacation rental platforms, our simple permitting process was adequate. Such rentals were rare and therefore had little to no impact on neighborhoods. However, as time went on, the prevalence of STRs exploded! A few went through the permitting process, but the vast majority just started operating, knowing that the profit would far outweigh the penalties and long bureaucratic process for enforcement action.

As you also know, the City of Laguna Beach passed a new ordinance to address concerns discussed at length at numerous subcommittee and public hearings. Staff from the City of Laguna Beach and the California Coastal Commission have been working together to make some revisions to that ordinance to provide a reasonable compromise that the Coastal Commission can hopefully approve so that the City can move forward and address the out-of-control illegally-operating vacation rentals that are negatively affecting residential neighborhoods and the City as a whole, while providing clear guidance to those wanting to legally and responsibly operate such units in Laguna Beach.

I understand the desire to allow STRs. They provide maximum profit to property owners and attractive alternative options to visitors. But places like the City of Laguna Beach are not simply "resort towns"; it is a city with full-time residents that moved to specific areas with the expectation that their rights to peacefully enjoy their homes would be protected. Zoning regulations balance the rights of all citizens, property owners' rights with reasonable restrictions to protect neighborhood and community interests. I cannot simply decide to start operating an animal rescue out of my home, so why should my neighbors be able to operate de facto hotels regardless of the impact to me and the neighborhood?

I am a long-term renter. I have lived in Laguna Beach for over 10 years. Each time I have had to move, it has been increasingly difficult for me to find another long-term rental I can afford. Fewer places are available because many are now being converted into STRs, and the rents of those that are not STRs are rising because of the increase of STRs (which demand higher rents). If I have to move again, I expect to have to leave Laguna Beach.

STRs in places like Laguna Beach do not provide affordable options to visitors; in fact, they are typically more expensive than the local hotels. The majority of the STRs in Laguna Beach are not a room or 2nd unit being rented, with the property owner there; the majority are whole houses rented out by property owners that are using their Laguna Beach property as a vacation home/income property. This is a different dynamic than other situations, and leads to more issues in neighborhoods.

Residents do not want these units in residential neighborhoods because, as is evident by the hundreds of illegally-operating units in Laguna Beach, they are difficult to regulate. We, as residents, do not want to be required to police our neighborhoods and add to conflict by reporting our neighbors. We want to know our neighbors and be able to recognize when people are around that do not belong. We do not want to address one bad situation to then have another pop up the next weekend or next holiday. We request that the Coastal Commission recognizes the validity of our concerns, and supports our request that these units be restricted to commercial sites/areas in our city. In Laguna Beach, that would still allow hundreds of units to have the potential to be converted into STRs, while minimizing the impact residential neighborhoods. The City can add restrictions and/or incentives to keep lower-cost apartments/residential units in those areas from being converted if desired. The residents of Laguna Beach have spoken loud and clear, and the vast majority support the City's revised ordinance, restricting STRs from residential neighborhoods. Opposition to that restriction comes from those with vacation rentals and those that vacation here.

Please listen to the citizens. This has become prevalent enough that we now know all too well it cannot just be regulated into submission. But we can reduce the problem by making it clear where they are allowed and where they are not. Please help cities manage what has become a crisis, so citizens of those cities can once again enjoy living in their neighborhoods.

Best,

Ann Marie McKay
Laguna Beach resident and long-term renter

From: caryl@successfulsolutionsconsulting.com
Subject: July 12, 2019 Workshop
Date: Friday, July 05, 2019 7:33:20 AM

Hi,

My husband and I own a vacation rental at The Sea Ranch, CA. We also use this home monthly for our own enjoyment.

Neither of us will be able to attend the workshop on July 12, 2019 in San Diego. I wanted to send my 'public comment' in lieu of speaking at the workshop.

We purchased our Sea Ranch vacation rental in 2003 after renting other homes at Sea Ranch for more than a decade. If we had not been able to rent it out, short-term, it would not have been financially feasible to purchase the home. We are very conscious of the need for all residents, homeowners and renters to take part in the preservation of our amazing coast, throughout California. We have had a lot of wonderful feedback from our short term renters, thanking us for the opportunity to visit the coast and our home. In the contract I require all of our renters to sign, I have numerous items that point out their responsibility in using, without abusing, the coast. Just like some of the day visitors to the coast, I assume that most of our guests gladly participate in the responsibility. I believe there are many diverse visitors to the coast that enjoy it in a myriad of different ways. I think many Californians as well as tourists would feel that their enjoyment is limited if The Commission were to limit the ability to rent homes on our amazing coast.

Please feel free to contact me with any questions.

Best,

Caryl

Caryl Morrison - *Ocean Knoll - Our Sea Ranch Rental Home*
925-580-8884
caryl@successfulsolutionsconsulting.com

From: [Randy Lewis](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach - Short-Term Lodging Ordinance
Date: Monday, July 08, 2019 3:44:41 PM

July 8, 2019

California Coastal Commission:

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

Randy Lewis

339 Ruby Street

Laguna Beach, CA 92651

From: [Joan McFarland](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach Modified Short Term Lodging Ordinance
Date: Monday, July 08, 2019 4:35:11 PM

Please back this Ordinance.

This ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Joan McFarland, 524 Center St. Laguna Beach, CA 92651

30 Year resident.

From: [John Calabrese](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach Modified Short Term Lodging Ordinance
Date: Sunday, July 07, 2019 11:30:03 AM

Dear Coastal Commission,

We encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet it offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

The Calabrese Family (John, Megan, Evan, Dominic and Blake)
425 Blumont Street
Laguna Beach, CA 92651

Cell: 714-812-7309
Email: johncalabrese@cox.net

From: [Trevithick, Jennifer](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach Modified Short Term Lodging Ordinance
Date: Wednesday, July 10, 2019 12:12:42 PM

I am writing to ask that the Planning Commission support the Laguna Beach Modified Short Term Lodging Ordinance. I feel strongly that the community reasonably regulate short-term rentals in Laguna Beach. Without reasonable regulation on short-term rentals the rental inventory available to people who want to reside as full-time residents of Laguna Beach will be significantly diminished, it will be monetized by commercial owners who will naturally want to maximize return on investment; and neighborhoods, particularly, but not only, those with concentrations of rental units, will be radically changed with full-time residents having no alternative but to deal with the understandable differences in approach to daytime and evening lifestyle being pursued by short-term lodgers (i.e. it is very natural for people who have rented for a week at the beach to want to barbecue, party etc. into the evening etc. even though they may be right below the window of a full-time resident who has to be up for work first thing the next morning, or other wishes quiet enjoyment.

Please preserve the peaceful community of Laguna Beach for the full time residents.

Sincerely Yours,
Jennifer Trevithick
255 Cypress Drive #8
Laguna Beach, CA 92651

Jennifer Trevithick

SAMARITAN'S PURSE

Assistant Director, Domestic Field Ministries

Operation Christmas Child

(p) 714.432.7030 | jtrevithick@samaritan.org

(f) 714.432.7039

SAMARITANSPURSE.ORG

4200 Bonita Place | Fullerton, CA 92835

NATIONAL COLLECTION WEEK: November 18 – 25, 2019



From: [Beno.Elaine](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach Modified STL - July 12 - Input
Date: Tuesday, July 09, 2019 4:50:48 PM

Dear Commissioners,

I support the Laguna Beach Short-Term Rental Lodging Ordinance. I encourage the CCC to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the Modified Short-Term Lodging Ordinance approved by the City Council of Laguna Beach, Calif. That is working its way through the CCC process. This ordinance reflects the impacts of more than 6 million annual visitors to our small city of slightly over 20,000 residents, of which I am one, and the historically clear preference of visitors to Laguna to stay by the ocean, close to the commercial districts of Laguna. It's also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option.

Specifically, there are approximately 1,305 existing hotel/motel lodging units within the City. As noted in past reports, the average annual weekday and weekend rates of these units are \$292.23 and \$350.02, respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of CCC staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought out ordinance can serve as a model for other coastal cities.

Because the CCC staff supports this Laguna Beach Modified Short-Term Lodging Ordinance, we hope the Commissioners will also back this ordinance as the majority of Laguna Beach residents, like myself, do.

Your support and approval impact me personally. Right now, I'm a homeowner living 3.5 miles away from Downtown Laguna Beach and its commercial zones and directly next door to a tenant who is STL'ing her owner's property without a city permit and against the city's modified ordinance of excluding this activity in zoned residential areas. Strangers on business trips and golfing outings, and parents taking their kids to other more expensive tourist areas in Orange County come and go on almost a near daily and nightly basis. Those who are on other types of vacations also use that home's backyard patio, partying with the tenant until 11 pm, midnight and into the morning because they're on vacation and she's not working – she's relying on the STL fees she's charging for her owner's home to live on. I'm in the workforce, and trying to sleep at night (and we are residing on zero-lot lines).

Not only are all these strangers threatening the security of the neighborhood, but they threaten the many children living and playing in the neighborhood. Because these strangers are coming and going at all hours

and 3.5 miles

away from Downtown Laguna Beach and its commercial zones, it's hard for the city to enforce against this activity.

This unpermitted STL activity is also changing the character of our residential neighborhood as well.

Word is spreading

about the Carmel Court STL and now another home on Encinitas Court (same neighborhood, 1 block away) is being offered by its owners

as an unpermitted STL in our residential neighborhood. The city's STL Modified Ordinance, with your support,

would stop all this illegal activity in our residential neighborhood completely.

So, again, I urge you to support Laguna Beach's STL Modified Ordinance.

Thank you for your consideration and Sincerely,

Elaine Beno

26 Carmel Court

Laguna Beach, CA 92651

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From: [Sandy Leger](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach plan
Date: Wednesday, July 10, 2019 3:07:02 AM

I am writing this letter to you and all the members of the California Coastal Commission to urge you not to approve the recently submitted LCP amendment by the City of Laguna Beach. The ordinance passed by the City of Laguna Beach which bans STR in all R1, R2 and R3 areas of town will severely restrict overnight coastal access for moderate income people and families to the beaches and coastal community of Laguna Beach. This ordinance followed a complete moratorium/ban for new AUPs for STR with very aggressive enforcement over the past 18 months. There are currently 1280 hotel rooms in Laguna Beach with only 25 being considered moderately affordable. Before the ban on STR there were 1,000+ homes listed on the major sharing platforms (AirBnB, Homeaway and VRBO). These STR rentals listed on the sharing platforms represents 2,000+ rooms that were available for STR before the moratorium and the recent ordinance. This ordinance and submitted LCP amendment will reduce the number of rooms available for overnight visitors by >60%. Most of the rooms available on the sharing platforms are rented by families and individuals who couldn't afford to stay in the hotels in our town. This ordinance is a travesty and clearly violates the CCA and it's intent to make coastal areas accessible to all people regardless of their economic demographic. The citizen's group, Village Laguna, who pushed for this ordinance ban to pass are very elitist and unfortunately driven by anti-tourist sentiment.

There are also many widows, widowers and moderate income residents of Laguna Beach among us who were depending on the income from the STR of rooms or their entire house to be able to financially keep their home and stay in Laguna Beach. Many of them will now be forced to sell their homes or lose them.

We ask the Coastal Commission to reject the amendment submitted by the City of Laguna Beach and we ask that you would require them to create an ordinance that is balanced and would provide Laguna Beach homeowners with a reasonable administrative process that would allow us to provide our primary residences for STR. This will provide moderately priced options for thousands of visitors to come to Laguna Beach and enjoy our beautiful Coastal City. Thank you for your role in protecting access to our beautiful city and beaches for all people.

Respectfully Yours,

Sandy Leger

From: [Sandy Kikerpill Leger](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna beach pushing visitors to commercial zone
Date: Thursday, July 11, 2019 8:34:20 AM

Thank you for your service at the California Coastal Commission. We are grateful that you are there to protect our coasts and try to allow visitors to enjoy our beautiful coastline.

I am writing to you because we are at serious risk of people not being able to enjoy the coastline as they should be able to. Visitors should have access to a place to stay that's reasonable, affordable in all areas of the beautiful coastal community of Laguna Beach.

Unfortunately our city staff and a couple city council members continue to push an agenda of elitism in our town. The city of Laguna Beach has proven they don't want visitors to be able to stay in traditional cottages and single family homes as vacation rentals with the opportunity to enjoy the coast in a true laguna beach atmosphere. They want to push the tourists and visitors into only the commercial zones not to disturb or encroach on well-to-do homeowners and Laguna beach's most beautiful neighborhoods. They want to keep the best parts of the city only for the overnight use of the long-term residents excluding any who would come from other parts of the world, state or inland.

Since Laguna Beach has been established it has hosted visitors in homes all over the city in all different and unique neighborhoods that have kitchens for cooking, living rooms and amenities where the whole family can gather, have yards to play in and experience Laguna Beach for a short time like all of the permanent residents do throughout the year. But Laguna Beach doesn't want to allow this anymore – they put a moratorium in place three years ago so no one could get a permit for a vacation rental and now that although the Coastal Commission has required Laguna Beach to honor the previously existing code, it is basically impossible to get a permit following the protocol the city has in place if you live in a traditional family orientated neighborhood. Particularly, the city has the explicit policy that if even one resident within the 300 foot radius of a proposed vacation rental does not like the idea of having a vacation rental in their neighborhood for any reason the city flat out denies the permit. There has only been one permit issued in the R1 zone for a master bedroom in a house share situation where the owners are living with you because there were absolutely no objections from any neighbors. The conditions that are put on the permit are basically impossible to hurdle at best.

We along with many other citizens of Laguna Beach ask you and the California Coastal Commission to send a strong message to Laguna Beach that we do not endorse elitism. The coastline should be shared with the other citizens of the state of California with traditional cottage and typical single family residences to stay in as have always been the case until just recently.

My family and I are in the process with the city right now and we have been denied two times with an appeal even after being recommended by the city staff to grant us a permit. We meet all the code requirements but we had objecting neighbors who were incited by the cities extreme bias and negative influence. This whole permit situation has caused us great stress as we are only trying to follow the law that you have enacted to protect and share our coastline with everyone because the city is unwilling to abide by its promises to you and visitors to our beautiful coastline.

We are still appealing in hopes that the city will follow the law and our common ideology of access to all of the best Laguna beach has to offer.

Warmest regards to you and the Coastal Commission for trying to preserve the coastline for everyone.

Sandy K. Leger
[949.933.5700](tel:949.933.5700) mobile

Warmly,

Sandy K. Leger
949.933.5700 mobile

From: [dpurcell Purcell](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach Short Term Lodging
Date: Monday, July 08, 2019 4:03:20 PM

Please do not let short term rentals ruin our town. Not only will it take away from hotels but it will make living in Laguna miserable. Who wants to live next to a hotel ? Property values will go down and significant financial damage to homeowners.

Thank you kindly
with gratitude

Danielle Purcell
(Owner)

DRE# 01063725

Team Laguna Inc.

Re/Max Coastal Luxury
(Owner)

DRE # 01926719

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From: [Trudy Josephson](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach Short Term Lodging
Date: Thursday, July 11, 2019 4:46:44 PM

I urge the Coastal Commission to support the modified Short Term Lodging ordinance approved by the Laguna Beach City Council. Having lived next door to a home that did short-term rentals, I can personally attest to just how disruptive it is. Please allow those of us who treasure our neighborhoods, to continue to do so.

VeryTrudyYours,
Trudy Josephson

From: [Alison King](#)
To: [Coastal Statewide Planning](#)
Subject: Laguna Beach short term rental
Date: Friday, July 05, 2019 8:49:45 AM

Please support of the Laguna Beach Modified Short Term Lodging Ordinance. This compromise Ordinance was worked out between Coastal Commission staff and laguna beach city staff. It is supported by 95% of Laguna beach residents

Alison king
21621 ocean vista drive
Laguna Beach

From: [Mark Evans](#)
To: [Coastal Statewide Planning](#)
Cc: charlottemasarik@cox.net
Subject: Laguna Beach Short Term Rentals
Date: Monday, July 01, 2019 10:19:10 AM

Please adopt our needed version of the STR. Last July 4th my neighbors and I had to sit outside with our hoses at the ready because of ill-informed short-term renters shooting off firework rockets out of our residential, fire-prone neighborhood. When we asked the police for help we were told they were overwhelmed and to have hoses available for any mishaps! This is a catastrophe waiting to happen.

Mark Evans
435 Hilledge Drive
Laguna Beach, Ca
714 981 4624

From: [Valerie Thorn](#)
To: [Coastal Statewide Planning](#)
Subject: LB Modified Short Term Lodging Ordinance
Date: Tuesday, July 09, 2019 4:01:30 PM

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet it offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance I hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

Valerie Thorn

From: [Erika Cabin in Tahoe Donner](#)
To: [Coastal Statewide Planning](#)
Subject: leave vacation rental regs to local communities
Date: Wednesday, July 03, 2019 3:29:42 PM

Dear Coastal Commission,

I am writing to oppose dangerous proposed legislation in California regarding vacation rentals.

I have been peacefully renting out my home - the only home I own - for 15 years. Short term rentals allow me to share my home when it's not being used, while also helping me to pay the bills on that home. Without short term rentals, I very likely would lose my home, the only home I own. I intend to retire to that home some years down the road.

Local communities are in the best position to assess the appropriate rules for their vacation rental market. The California legislature should not get involved at all. Vacation rentals not only make home ownership affordable for people like me, but also bring in much needed tax revenue for my community.

As well, rules imposed at the state level are very unlikely to solve problems and very likely to create more problems. Those who already follow rules and rent their properties in a respectful way will be the ones most punished, while those who don't will simply go underground. Arbitrary limits on number of days rented is a very foolish policy. It's very rare I rent my home more than 100 days per year but sometimes I have a longer term - one to two month rental - and sometimes I have renters who want off peak dates. Arbitrary policies like this will ensure even more crowding on peak dates and eliminate affordable housing options for people in the region during non-peak times.

Please do whatever it takes to defeat this proposed legislation and leave regulation of vacation rentals where it belongs - in local communities.

Thank you,
- Erika, concerned citizen whose retirement is at risk with these foolish policies

From: [John Pickart](#)
To: [Coastal Statewide Planning](#); Nathan.Daniel@Coastal; [Toni LeGras](#); [vince perez](#)
Subject: letter from NWVRP
Date: Monday, July 08, 2019 2:19:19 PM
Attachments: [2019.07.03 California Coastal Commission \(1\).pdf](#)

Hello Daniel,

My name is John Pickart. I sit on the executive board of the NWVRP and the market committee board of Calistays. I also own a vacation rental property management company in Santa Cruz, CA.

I have submitted a letter on behalf of the NWVRP to the email address you provided Toni LeGras and would very much appreciate it if you could include the letter as written correspondence in your July 12th workshop you are conducting in San Luis Obispo county. Thank you.

Additionally, can you please respond with receipt of this email and confirmation of letter being included as written correspondence, as the email address you provided Toni has no individual recipients name attached to it. Thanks again for your attention in this very important matter.

Kind Regards,
John Pickart
831-722-0888
John@beachnest.com
www.Beachnest.com

If you are unable to open the attachment, please
see page 377 for the attached comment letter.

From: [Robin Rudderow](#)
To: [Coastal Statewide Planning](#)
Subject: Limits needed for vacation rentals
Date: Tuesday, July 09, 2019 9:22:18 PM

Having SOME vacation rentals in coastal communities is ok but there needs to be a limit., ie, no more than 25% of the houses in a given neighborhood. Bodega Bay is losing its sense of community as affordable housing is being sold for vacation rentals and people who work here can't afford to live here so businesses struggle to hire employees.

Robin Rudderow
Bodega Bay, CA

From: [Michael G. Dawe](#)
To: [Coastal Statewide Planning](#)
Cc: ["charlottemasarik@cox.net"; "bwhalen@lagunabeachcity.net"; "sdicterow1121@yahoo.com"; "pblake@lagunabeachcity.net%20"; "tiseman@lagunabeachcity.net"; "%20skempf@lagunabeachcity.net"](#)
Subject: Local Government Workshop ; Friday July 12; Public Comment regarding Short-Term Rentals.
Date: Wednesday, July 10, 2019 12:26:39 PM

Dear Members and Staff of the California Coastal Commission:

My wife and I have resided in Laguna Beach for over 40 years. We've had the good fortune to have raised our family here. We are very concerned that, unless reasonably regulated, the recent trends towards short-term rentals threaten the very essence of the concepts of "community" and "neighborhood" which are so important to a valuable and worthy social fabric. We believe that, particularly in a small community such as of Laguna Beach, unless short-term rental is reasonably regulated the available rental inventory will be diminished through commercial ownership which, focused on maximizing income, will dedicate much if not most of that rental inventory to short-term rentals.

We have personal experience with the implications of short-term rentals. Our daughter, born and raised in Laguna Beach, lives in a condominium unit just inland from coast highway and restaurants situated right there. For a period of time the residential unit immediately adjacent to her bedroom window, and that of other residents in her building, was employed as a short-term rental. Foreseeably the short-term renters, naturally wanting to enjoy their vacation time at the beach, barbecued and enjoyed themselves outdoors will into the evening directly beneath the bedroom windows of my daughter and other full-time residents in her building. The impact on the quiet enjoyment of the permanent residents was significantly detrimental. There is an obvious and understandable incompatibility in injecting hotel-styled uses of residential housing in neighborhoods and communities which were designed and built for permanent residency.

This is just one example of what are many. Others are reflected in the June 21, 2019 staff report for the July 12, 2019 Local Government Workshop on Short-Term Rentals and Sea Level Rise Planning and Adaptation. For instance the following comments from pages 7-8:

“Although STRs can help maximize access to the coast, in some cities and counties—and especially in jurisdictions where STRs are unregulated—vacation rentals may cause a variety of adverse impacts. Depending on their location and the way they are regulated, the Commission has recognized that STRs can cause, for example: • Alteration of community character by introducing lodging into residential neighborhoods; • Impacts on affordable and workforce housing; • Parking and transportation congestion impacts; • Enforcement issues; • Overburdening of water, sewer and other public utilities and services; and, • Management issues such as numbers of occupants and overcrowding, noise, trash and special events.”

We believe it is critically important for every community to have reasonable availability of rental housing for at least a significant sector of its population. The ability of communities to reasonably regulate short-term rentals is absolutely essential to the preservations of neighborhoods and communities as we have all come to understand those important concepts as core building

blocks of desirable society.

We believe that unless reasonably regulated short-term rentals will significantly and permanently change the nature of Laguna Beach and other communities in a manner which is far more detrimental than positive to the communities and their permanent residents.

Thank you for your consideration and for the work you do.

Michael G. and Mary B. Dawe

366 Pinecrest

Laguna Beach, CA 92651

From: [Lynn Lucas](#)
To: [Coastal Statewide Planning](#)
Subject: Local Government Workshop/Short Term Rentals
Date: Wednesday, July 10, 2019 12:48:10 PM

Dear California Coastal Commission

I am writing in regards to the workshop on Short Term Rentals, Goals of the City and County Representatives .

I SUPPORT property owners being able to rent their homes or second homes out on a short term basis, I believe this is a basic right of a property owner regardless if other long term housing might be needed in the area.

STR's generally provide lower cost accommodations for many who would otherwise not be able to afford staying at a coastal destination. Coastal homes and localities have out priced both visitors and locals alike over the years making it very hard for middle class people to hold on to their homes and for middle class people to visit. Being able to rent out a family home provides the income needed for Property taxes, insurances and general maintenance and upkeep.

STR tourism provides income and jobs to the communities as shops, restaurants, grocery stores, etc. are frequented. Jobs are also created to maintain STR's such as house cleaning, window cleaning and maintenance work. Income for the city and county is increased through TOT money collected.

STR's provide lower cost accommodations and comfort especially for families and the ability to prepare their meals saves money plus offers the flexibility of maintaining any dietary needs. It is much more comfortable to share a home than renting two or more hotel rooms and still have no way of preparing meals. Many STR's allow pets which has become a very important option for many with due to high cost of kenneling a pet or just the preference of a family pet traveling with the family, most hotels still do not allow pets.

I understand that STR's are generally booked 1/3 of the time, 1/3 is used by family members and 1/3 the home is likely to be vacant which is less impact on the neighborhood and resources.

Interesting that City and County officials get all the time speaking at this workshop with very little opportunity for the general public or informed persons such as the Property Managers who work in the business. It should be mandatory that these City and County officials work with the persons who can provide much needed data and education. These workshops need to be more well rounded with knowledgable people involved in the decisions as very often these subjects are political within the City, County and State levels.

It is not the responsibility for second home owners to provide for long term housing, it is for the entire community to find ways and the means to provide affordable housing which is very often not affordable anyway in our coastal areas. The practice of banning STR's attempting to increase housing is discriminatory.

Thank you,
Lynn Lucas

From: [Jon Cline](#)
To: [Coastal Statewide Planning](#)
Subject: Los Angeles short term rentals
Date: Wednesday, July 03, 2019 3:30:42 PM

To whom it may concern at the California Coastal Commission.

There is nothing like the hospitality of a local in the community. It reminds me of taking treks across Europe to be greeted and welcomed into homes to experience life in a home rather than a hostel or hotel.

This is the power of short term rentals when done right. Serving domestic needs shouldn't be an industrial or commercial zone activity. I prefer short term rentals as I am much more likely to have a predictable experience with more relevant amenities tailored to my needs.

Adding guidelines to make sure the neighbors are respected and communities are trampled is very good though bans are not productive and only encourage disengagement and disobedience.

As both a short term rental proprietor and guest, I hope you help us maximize the demand for our weather, retail, and other amenities for years to come.

jc

Jon Cline
jon@joncline.com
www.linkedin.com/in/joncline
626-400-6281

Sched call: <http://book.joncline.com>

From: [Sue Giulian](#)
To: [Coastal Statewide Planning](#)
Date: Thursday, July 04, 2019 12:42:50 PM

Thank you for the opportunity to share our experience as a short term rental owner in Pacific Grove, Ca. Due to my husband's health compromised by chemotherapy we are unable to make the 4 hour drive to meet with you personally.

We purchased our home in Pacific Grove 5 years ago and spent a year updating and restoring the 1892 Victorian to current standards for comfort and safety (i.e. new electrical, plumbing, heating system functioning kitchen, updated bathrooms, etc.

We entered the short term rental market in February of 2015 advertising thru VRBO as a 4 bedroom, 2 bath house just 4 doors from Lovers Point on the Monterey Bay.

As you can imagine, due to the fair price we charged for a stay we built up a following very quickly. One hundred percent of our guests were families glad to all be able to stay in one house, versus a

hotel situation, to enjoy their adventure in Pacific Grove. Our guests took advantage of the bike rentals at Lovers Point to explore the ocean front, Monday night farmers market in Pacific Grove just one

block from our house, the Monterey Bay Aquarium (we held a \$1,000.00 membership for four years to visit the aquarium with our family which includes 6 grandchildren).

There are unlimited places to

eat fresh seafood all within walking distance of the house. Guests went whale watching, did some fishing off the old Monterey Pier and enjoyed golfing along the waterfront. We advertised our place

by stating "park your car and you will not need it again until you head home.

Pacific Grove is a lovely "walking" community with paths all along the ocean front and offers an "ocean" experience to all who stay.

We were devastated at the loss of our short term rental permit and still have guests who have come year after year from all over the United States and Europe

contacting us to see if this is true. They

do not understand, as do we, why this opportunity has been taken away.

Personally we have never had any complaints from neighbors with whom we have become great friends with and have spent many times sharing meals, walking dogs and stories whenever we or our children stay in Pacific Grove.

Hopefully this information will prove to be insightful in your decision regarding renewing the short term rental permits in the Coastal Zone of Pacific Grove and would gladly answer any questions you may have.

Sincerely,
Joseph and Susan Giulian
112 Forest Ave.
Pacific Grove, Ca. 93950

Joseph and Susan Giulian
17230 E. Franscella Lane
Ripon, Ca. 95336

From: [Julie Meltzer](#)
To: [Coastal Statewide Planning](#)
Subject: Mission Beach in San Diego - short term rentals
Date: Wednesday, July 03, 2019 4:28:30 PM

Hi

I am a property owner at 2965 Oceanfront Walk in Mission Beach, San Diego. I AM FOR SHORT TERM RENTALS.

I think it would not only be unfair to the owners but worse for all the people who love to stay at a home on the beach. We have renters that have been coming to Mission beach for years and years- some were just children coming with their parents and when they grew up with their families.

Not only are there not enough hotels to accommodate all the people who love to come to Mission Beach it is not the same experience in a hotel as staying in a home. In a home, you can BBQ with friends and hang out on the patio and watch the sunset or watch all the people walking by. You can stay with your extended family in one place making memories. They have everything they need to enjoy their time at the beach. If they have to stay in a hotel they have to pack a bag to go to the beach (not able to keep bikes, surfboards etc.... there) and have a completely different experience.

Also as an owner in mission beach I have noticed that the local businesses would be gravely affected. The local businesses in the summer depend on all the short term renters to cover them through the winter. I have noticed that they do huge business at night because of the short term renters. This would not be the case if they were no longer allowed and I fear a lot of them would go out of business.

As an owner - I was able to purchase this home knowing that the short term rentals would help me to pay my mortgage. I don't think I would have purchased the home if I knew that the government would step in and take away my right to do what I want with my property. It would be one thing if I bought into a place that already had established rules when I purchased. But to change and make new rules when I had an expectation of being able to rent out my property to help pay for it is unfair. I also think if short term rentals were stopped a lot of people would be forced to sell their home and it would cause a Glut in the market and cause property values to go down.

Short term rentals in Mission beach provide a great vacation experience in San Diego that keep families coming back year after year. They bring money to the local community, rental tax to San Diego County and income to homeowners.

Please do not take away an incredible vacation experience for 1000's of families who come back year after year and who love staying in our beach community in a rental home.

Thank you

Julie Meltzer
858-688-3298

Sent from my iPhone

From: [Kris Calef](#)
To: [Coastal Statewide Planning](#)
Subject: My support for Laguna Beach's Short Term Lodging (STL) ordinance
Date: Saturday, July 06, 2019 8:53:24 AM

Hello Coastal commission,

I wanted to express my support for Laguna Beach's Short Term Lodging (STL) ordinance. Quite a few of the homes on our street are second homes with potential for renting out to travelers which in our past experience jams up parking, often leads to disruptive parties hosted by guests that don't respect the peacefulness of the neighborhood, and is also concerning for many of the parents of younger children as unknown parties shuffle in and out of our small street throughout the summer.

Thank you for your consideration,
Kris Calef

Kris Calef | MonthlyClubs.com | President | kris@monthlyclubs.com | 800-625-8238 x 100
MonthlyClubs.com



From: [Bassett, Todd A \[US\] \(AS\)](#)
To: [Coastal Statewide Planning](#)
Subject: No on STLs
Date: Sunday, July 07, 2019 7:21:38 AM

California Coastal Commission,

Please do NOT allow Short Term Rentals in Laguna Beach. It is very disruptive to our neighborhoods - adding more crowds, noise, security concerns, and liability exposure (for associations with shared areas). I appreciate your careful thought and consideration.

Thank you,
Todd

From: [Stacey Holtermann](#)
To: [Coastal Statewide Planning](#)
Subject: Oceano Vacation Rental/Oceano Dunes
Date: Thursday, July 04, 2019 9:33:08 AM

Good morning,
I would like to provide some comment on the upcoming vacation rental workshop in San Luis as I am unable to attend.

I own a vacation rental in Oceano. I steward my vacation rental legally. I have a minor use permit and pay TOT to the county of San Luis. I keep my property well maintained and make sure that I monitor the types of guests that rent my property. I care about my property and my neighborhood and feel that my efforts improve my neighborhood as well as brings revenue to the County and City. The vacation rental helps pay my mortgage so it is an important source of revenue for me and my family. TOT dollars also assist the county to hire more local people supporting revenue into the local economy.

I choose my guests carefully which helps to bring a higher level of clientele to the area. The guests are only allowed to park on the property decreasing burden on public streets and neighbors. Vacation rentals in the area provide a service that hotels cannot. It offers families the opportunity to stay together and is more affordable. Larger families might not be able to afford hotel stays as the cost of renting many rooms is outside the budget. Vacation rental also provides the ability to cook meals in the home where staying in a hotel would require the higher cost of restaurant meals. Many families cannot afford all of the additional costs. Loss of this type of business will decrease visitation in the area as people cannot afford to visit otherwise.

My vacation rental also provides jobs to property management, landscape, pest control and house cleaners. My one property also brings revenue to local businesses. Loss of short term rentals would be detrimental to the local economy.

As far as the Oceano dunes issue, it would be a huge loss to the local economy if the dunes closed. Vacationers come specifically for the dunes. If the area closed, most of the current vacationers would not visit the area. This information is backed up by a San Luis business co op poll that surveyed people. 61% said they would not visit the area if the dunes closed. That coupled with the closing of Diablo Canyon would devastate the area economically. While I fully support environmental efforts, I think there can be efforts to allow the dunes to stay open and foster the area environmentally. The vacationers need to be monitored more closely. Currently no monies from entrance to the dunes goes to the county or city except for the local businesses. Adding an additional fee to the entry fee/camping fee could be used to assist the county/city in increasing rangers/policing to patrol the area, trash pick up and caring for the needs of the area environmentally. It's not the dust or out of control people, it's the lack of management creating the problems due to lack of personnel.

It would really be a shame to lose such a wonderful area for people to enjoy. Reactive decisions never have good outcomes. Proactive changes always lead to positive improvements. In my opinion, increasing fees to provide additional revenue would go a long way to provide monies to support and clean up the area. The area is a beautiful place and it would be a shame to take away the only draw to get

vacationers to visit.

As far as the short term vacation rental goes, it provides an important service to the local community. Short term vacation rental promotes the community socially and economically. Without this service, a good portion of vacationers will not visit the area. It would be financially devastating to the area to lose this important service.

Thank you for allowing me to provide my input.

Very respectfully,
Stacey Holtermann

From: [Rita Maslansky](#)
To: [Coastal Statewide Planning](#)
Subject: OPPOSE AB 1731
Date: Wednesday, July 03, 2019 11:59:07 AM

Dear STATEWIDE PLANNING COMMISSION:

Please oppose AB 1731 as it will hurt businesses, tourism, families, homeowners and tax revenue! Families cannot afford hotels when they want to be on or near the beach! Owners cannot afford to keep these properties without this revenue! Restaurants, small businesses all around the coastal areas will be effected, including property managers.

This violates owners rights and how they use their property. Before purchasing this property will all of our retirement savings, we could not afford to visit often and stay on or near the ocean. This is the only way we could afford it and this is the only way most families can afford to visit too!

Please oppose this bill and don't make San Diego County less desirable to visit and live here!

Owner of Solana Beach Property

Rita Maslansky

From: [Dawn Dorn](#)
To: [Coastal Statewide Planning](#)
Subject: Opposition of AB1731
Date: Tuesday, July 09, 2019 8:16:46 AM

Dear Sir or Madam,

I am writing to let you know that we oppose AB1731. We are property owners in Mission Beach and this bill would severely limit our legally-protected access to the coast under the 1976 Coastal Act. STR's provide a significant amount of our income, as well as allowing our family to vacation in neighboring spots affordably. Additionally, STR's provide an affordable and comfortable option for visiting families and I believe this would negatively impact travel to the San Diego region. Please consider voting against this restrictive and detrimental bill. Thank you!

Sincerely,
Dawn and Jeremy Dorn

From: [Nili Alben](#)
To: [Coastal Statewide Planning](#)
Subject: Opposition to AB 1731
Date: Monday, July 08, 2019 5:34:18 PM

Dear California Coastal Commission~

We have owned our condo at North Coast Village, 999 N. Pacific St., Unit G-25, Oceanside, CA 92054 for the past 17 years. I am writing to you to ask you to support our opposition to AB 1731 as currently written, which would prohibit short-term rentals in the San Diego County Coastal Zone for more than 30 days a year unless the primary resident lives onsite full time.

As a short-term rental owner, AB 1731 would severely limit our ability to have the income needed to keep our home and help us make ends meet. My husband is a retired 25 year Marine Corps Officer. We use our vacation rental property income to supplement his retirement. We have owned our vacation rental condo in North Coast Village in Oceanside since 2002. We pay all of our taxes and TOT's and have done so for the past 17 years. If we cannot rent out our condo, we will not be able to meet expenses and will have to sell our property. The marketability of our condo would be far lower than it is now, and we would take a heavy loss on the sale. Imagine hundreds of other vacation rental owners being in the same position. There is a potential for a tidal wave of foreclosures and a negative impact on coastal real estate sales up and down the San Diego Coast.

In reading this bill it is quite obvious that the push behind this is from the hotel industry and the hotel labor union lobbyists to eliminate any competition in the coastal housing and short term rental arena. Passing this bill will only create a hotel monopoly, which in no way then creates affordable housing, which was supposedly the original premise of Assembly Woman Boerner-Horvath's motivation. There is no control over the rates the hotel chains can charge in the future and no protection for vacationing people who want to come to our beaches. Competition in the fair market is what keeps pricing in check, not opening up a monopoly. Assembly Woman Boerner-Horvath tried to implement this state wide and was quickly shut down! WHY? Because other parts of the state understand that this is wrong for individual cities and wrong for the state! **Tasha Boerner Horvath also openly admits local cities would be tasked with enforcement of this legislation, which would be "weak at best." Why would legislation of this nature be introduced under the guise of affordable housing? Because San Diego hotel & hotel union lobbyists are trying to push local vacation rental owners out of the market. What does this mean to our areas? It means that as the hotel industry takes over the coastal areas and pricing, our vacationers will merely choose to vacation further north. And why would we create this law for just 3 years???**

Outside of political contributions and/or a failed premise that this is a way to make coastal housing affordable, this bill does not make any sense. Coastal housing has never been considered affordable housing! Section 8 and Governmental subsidized housing for the low income is affordable housing and depends on location and what you can afford sets the premise for affordable housing. In researching her bill, nowhere does Ms. Horvath define affordable housing. Further, she doesn't address the lost tax revenue for the State of California and the individual coastal cities. **The City of Oceanside City Council states that there is available land for building affordable housing.** This bill is just poorly

written and way to broad. We rent our property and pay our taxes just like every other small business owner. Why should we be boxed out of renting our units and pay our fair share, versus forcing vacationers to go to a hotel chain? What ever happened to the buy local and support our local businesses premise that is so supported in California? Or the idea that in California we take care of our own? Further I believe passing this will only cost the state more money as it will cause lawsuits of all kind that the state will have to defend, and defend and defend! Why? Again, **the hotel industry wants to monopolize the coastal rental market, (and from a profit perspective, who could blame them?). I just find this unethical, politically incorrect and some have stated, unconstitutional in the State of California.**

I also have read that AB 1731 aims to help long term residents who feel that they are being inconvenienced by vacationers in rentals. I attended the City of Oceanside meeting where they addressed the complaints. The City of Oceanside has now adopted a new STR Ordinance to address parking issues, occupancy and noise issues. They instituted an annual fee and increased the tax percentage to help pay for a new officer to manage and monitor any complaints. **If the individual cities are the ones who have to respond to and monitor these complaints shouldn't the individual cities be the ones to pass the regulations?**

Our condominium complex has 24/7 on site Patrol, who perform exactly the same function as owners on our behalf of owners. We self-monitor and self govern all occupancy, noise and parking issues expeditiously, at no cost to our City. **Since our condominiums are too small to be owner occupied (as stipulated in AB 1731), our owners group has asked Assembly Member Horvath to consider amending the verbiage in AB 1731 to include either Owner Occupied or 24/7 On Site Managed units.** We have explained that if she will not consider our request, she will be cutting about 180 owners off at the knees who are already abiding by all of the rules she wants to impose.

To date Assembly Member Horvath has ignored our request. Her solution is that we should pursue a change in zoning as a means to exempt our condo complex from AB 1731. We as owners unfortunately cannot do this. Many lenders will not offer financing to prospective buyers looking to purchase a condo in our complex if the zoning is changed to RT. So we are stuck. We abide by all of the rules, yet our condos are too small to be owner occupied units. This is why we have onsite 24/7 Patrol staff, who perform exactly the same function as owners on our behalves.

Oceanside & other coastal cities are passing ordinances to ensure lodging, housing & neighborhood needs are met. AB 1731 takes this control away from local governments such as Encinitas, Del Mar, Oceanside, San Diego & other communities. As homeowners who live & work in San Diego County, we know that our local lawmakers are better equipped to make these decisions. ****Note: Oceanside Mayor Peter Weiss is opposed to AB 1731. The City of Oceanside just passed its own new Short Term Rental Ordinances, which are fair and cover all points necessary to adequately monitor and govern short term vacation rentals in our City. We have no history of complaints with the City or any neighbors for the past 30 years. Because we are a model community, we were granted an exemption from the newly passed City of Oceanside Short Term Rental Ordinance.**

Coastal vacation rentals are a critical part of California's economy, contributing millions of

dollars in TOT and tourism revenue to each city & often the only affordable option for traveling families. AB 1731 would cut off a valuable revenue source for cities in the coastal zone and would hurt those small businesses that rely on travelers staying in short-term rentals to visit local shops and restaurants. Our condo complex contributes over one third of all transient occupancy taxes to the City of Oceanside annually. Loss of this revenue would be devastating for our City and present a significant decrease in Transient Occupancy Tax revenue for all coastal cities.

Short term rentals have been a part of the San Diego Coastal zone traveler experience for decades. These rentals provide affordable accommodations to the San Diego coast for all traveling families. Our beautiful condo complex is a favorite vacation destination for guests from all over the world. Passage of this legislation would be devastating for hundreds of families who have been coming to stay at North Coast Village for decades.

We believe that local governments should be able to adopt policies that are applicable to their respective land use needs and that increase accessibility to the California coast, providing more affordable overnight accommodations. If such a bill needs to be passed, we respectfully request that an amendment be made which would exempt HOA self-governing properties, allowing short-term rental owners the ability to work with local governments to draft reasonable regulations that work for all members of our local community. **We have consulted with attorneys at Jon Corn Law Firm and are prepared to fight for our rights should AB 1731 pass. We don't want to engage in an unnecessary lengthy and expensive legal battle, when this issue can be resolved easily by action on our reasonable request.**

Thank you for your consideration in supporting us to have AB 1731 amended or allowing local lawmakers make these local decisions & reject this overly broad, nonsensical approach. We don't want to lose our beautiful little family beach condo.

Respectfully submitted,

Nili Alben
999 North Pacific Street
Unit G-25
Oceanside, CA 92084



From: [Catherine Jurca](#)
To: [Coastal Statewide Planning](#)
Subject: please approve Laguna Beach's new Short Term Lodging Ordinance
Date: Tuesday, July 09, 2019 2:14:18 PM

Dear Members of the California Coastal Commission:

I so appreciate the good work you do in keeping California's magnificent coastline attractive and accessible to all.

I urge you please to approve Laguna Beach's revised Short Term Lodging Ordinance. I think it strikes the right balance of allowing additional lodging for visitors who want more options while enabling some smaller rentals in residential neighborhoods to continue to be available and affordable to renters who need longer term housing.

With 6,000,000 visitors a year, Laguna obviously has no trouble attracting people to its beaches. And there are dozens of public stairways to the ocean throughout this city. In other words, Laguna has a terrific history of public beach access, and I ask that you recognize that when allowing our city the flexibility to come up with a STL ordinance that works for our unique niche of the coast.

Thank you for your consideration.

Best wishes,

Catherine Jurca
Laguna Beach

From: [Judy Mellotti](#)
To: [Coastal Statewide Planning](#)
Subject: Please do not ban Summer vacation Rentals for Del Mar, San Diego, Ca. GOV. AFFAIRS
Date: Friday, July 12, 2019 5:28:39 PM

To the Coastal Commission:

It has been over three long years of City Council Meetings and the Chula Vista Coastal Commission meeting.

As a owner of one Vacation Rental Property in Del Mar the property has brought pride and pleasure to two generations

In my family and now a 3rd -our grandchildren are making wonderful memories as well. It is our 2nd home.

We have rented it out our Del Mar Beach condo from 4days to weeks during the summer to wonderful families and their children so that they too can make memories. We have returning families year after year. Costa Del Rey HOA is a unique building in Del Mar. Three standalone buildings, Three story high. A total of 16 units bordered by Camino Del Mar (PCH) and alley away from homes. Bordered by an Apt complex and one home. All 16 units have rented through VRBO at one time and are using VRBO. Our HOA is in harmony with our CCRS and Rules and Regs. We are very strict with renters not allowing any parties, smoking or loud noise with fines imposed to property owners. To my knowledge we have never had a complaint in 10 years. We have worked with the City of Del Mar and Public Works very closely on maintenance issues. We attend all City Council Meetings.

Our tenants want a place to rent and allow their family to be together. We stay true to the amount of guest we rent to with no overcrowding. We provided a proper parking space.

It is my true concern that the Coast Commission **will alienate the families** that come from the inland empire, Sacramento, Texas, Arizona to get out of the heat to enjoy 4 days to a week summer vacation at the beach.
It is my understanding the Ocean is for all and to have access to one of the most beautiful gifts from God.

At the Chula Vista meeting you originally gave us 180 days and then changed your mind at the last minute.

Our homes, our rights, our money, the payment of property tax should allow us the freedom to continue doing what

We have done since 1978. We have never had a complaint. Our neighbors have never complained. The community of Del Mar was built on rental season, college students, retired couples and families to come to the Del Mar Beach, Del Mar Fair and Del Mar Race Season. The renters frequent restaurants and shops. They take the train to San Diego. Some come to see their doctors. Many come to get out of the snow.

PLEASE CONSIDER ALLOWING SUMMER RENTALS FROM MAY TO SEPT. WITH THE UTMOST RESPECT

TO OUR PROPERTY. SOLANA BEACH HAS FOUND A WAY TO ORGANIZE SUMMER RENTALS THAT WORK FOR ALL.

Keep in mind that by renting my condo out for the summer we can use it in the winter. We are now retired and that is our plan. Please, Please, allow us to keep our home and allow others to enjoy the Coast.

Kindly and respectfully,

Judy & John Mellotti-owner

Jana & Chris Porcelli

Mitchell and Nicole Mellotti

(Gianluca, Milla, Olivia)

949-230-0967

Family owned since 1978- Grandchildren are now enjoying!

We need the rental income to supplement the high cost of living.

From: [Dorothy Webster](#)
To: [Coastal Statewide Planning](#)
Cc: [Datta Khalsa](#); rital@montereycoast.com
Subject: Please do not shut down our vacation rental businesses!
Date: Wednesday, July 03, 2019 4:46:12 PM

Many of us depend on income from a vacation rental we own and maintain.

These houses provide accommodations to families who want to all stay in, cook in, socialize in a home—as opposed to several unaffordable motel or hotel rooms, which there are not enough of, for visitors.

Most businesses in beach towns up and down our coast depend on tourists for their livelihood. Your onerous bill will cause many Californians their jobs. Those visitors eat, drink, shop and rent bikes, kayaks, and surf boards from local businesses.

Our vacation homes will NOT solve the shortage of affordable housing. Only large apartment buildings will do that. If you close down our vacation rental businesses, very wealthy people will buy these homes from we owners. They're too expensive for low-income citizens. You'll just destroy 1,000s of small businesses in coastal cities.

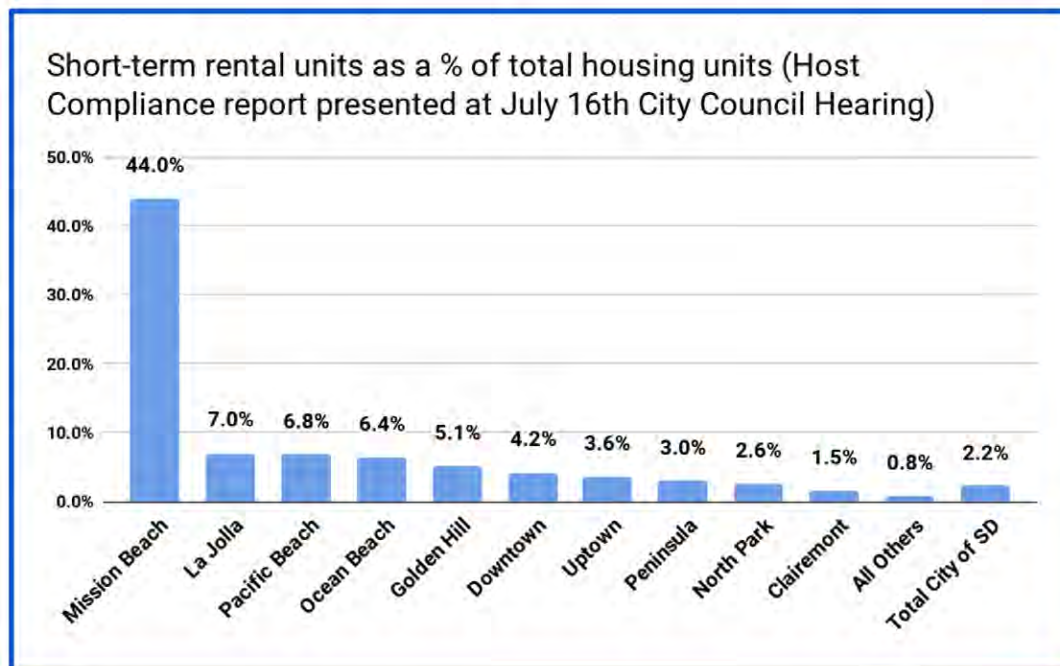
Dorothy Webster
Vacation Rental owner

From: [Blaine](#)
To: [Coastal Statewide Planning](#)
Subject: Please Save Mission Beach!
Date: Monday, July 01, 2019 4:45:02 PM
Attachments: [MB.png](#)

Dear Coastal Commission,

Thank you for considering my feedback for your upcoming workshop in San Luis Obispo.

Unlike other beach communities in San Diego, Mission Beach was built to accommodate visitors and vacation renters. [Here is a quick history.](#) Due to this long history, our community is dependant on short-term rentals and the visitors they host. Below you can see a graph from a city of San Diego hired research company (Host Compliance) showing how truly unique Mission Beach is compared to the rest of the city on this issue. This did not happen overnight, Mission Beach has always been a vacation rental community.



As the founder of [SAVE MISSION BEACH](#) (established after our city council's de facto ban last July, which was later rescinded) I have collected data from the current STR operators in our community. More than 95% of the STRs in Mission Beach are not full time primary homes as described in the bill. Such a bill would wreak havoc on our community as it would have major impacts on a significant number of homes in Mission Beach.

In addition, our local town council resoundingly approved a proposal we have sent to city leaders. [Click here to read.](#) Our community appreciates the relationship with STRs, please allow us the opportunity to finalize a solution for our unique community at the local level.

Should the bill continue to progress, we implore you to please Save Mission Beach by excluding our community from this bill.

Thank you for your time.

Blaine Smith

Mission Beach resident, property owner, and business owner

Mission Beach Town Council board member

Save Mission Beach founder

From: [Kathy Mitchell](#)
To: [Coastal Statewide Planning](#)
Subject: Please save short term rentals in the Central Coast!
Date: Tuesday, July 02, 2019 10:06:34 AM

To whom it may concern,

I am writing as a 15+ year short term renter in the Central Coast - Cayucos and the surrounding area. We have relatives in the Central Coast and many years ago designated it as a wonderful "half way" point for our large, extended family to gather over holidays and various occasions. We have faithfully gone there each year for fun, relaxation, rest, and rejuvenation ... and to enjoy our wonderful siblings, cousins, aunts, and uncles.

The Central Coast has been the site of countless Thanksgiving celebrations, wedding celebrations, family reunions, summer get-aways, and even a "last trip" for my mother in law who was battling cancer and just wanted to spend some quality time on the peaceful Cayucos beach.

None of this would be possible without the availability of short term rentals. Cayucos, thankfully, is not chock full of big, commercial hotels so these lovely short term rentals are the only viable option for families and larger groups. And, as responsible renters, we have always respected the house rules, the neighbors, the beautiful beach, and left the homes we rent in better shape than when we got there. Needless to say along with this we have GREATLY contributed to the local economy during our many visits.

My children have grown up going to the Central Coast and we have made many wonderful memories there. Please don't bring this to a close by eliminating the largest source of accommodations in this region we love and call our second home.

Importantly, please consider those countless Central Coast residents who are a part of this ecosystem and rely on it for their livelihood. All involved parties benefit from the short term rental marketplace and all parties deserve to have this situation and its associated issues fairly and thoughtfully considered for the good of all ... NOT just for those who seek to squash this important local industry for the sake of personal or political/social considerations. If there are tangible, REAL concerns and problems, then work to address those specifically vs. eliminate this entire piece of the Central Coast tourism pie.

Thank you for listening to my viewpoint and that of my extended family. We understand that this is a multi-faceted topic and appreciate your responsible and thorough consideration of all sides.

Kathy Mitchell
15+ Year Short Term Renter in the Central Coast
From the Bay Area

From: [Tony Renda](#)
To: [Coastal Statewide Planning](#)
Subject: Please stop the ban in La Jolla San Diego
Date: Thursday, July 04, 2019 10:17:36 AM

Please help put a stop the ban on vacation rentals within La Jolla, California.

Our city was founded on tourism and the massive infusion of tourism dollars are our livelihoods within oceanfront towns such as, La Jolla!

Please support us as, we support you.

These vacation rental revenues will continue to beautify La Jolla which is so important San Diego.

La Jolla is literally the 'Jewel of San Diego'. We invite tourists annually to enjoy the wonderful slice of oceanfront splendor.

Kind regards and thank you!

Anthony Renda
5212 Chelsea Street
La Jolla, CA. 92037

858-344-3333 mobile

From: [Christopher Reed](#)
To: [Coastal Statewide Planning](#)
Subject: Please support Laguna Beach STL ordinance
Date: Monday, July 08, 2019 4:38:47 PM

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Chris Reed
670 Catalina St

From: [danziger](#)
To: [Coastal Statewide Planning](#)
Cc: danziger@uci.edu
Subject: Please support the Laguna Beach Modified Short Term Lodging Ordinance
Date: Friday, July 05, 2019 7:40:59 AM

I strongly urge the Coastal Commission to allow the local governments in coastal communities to establish sensible ordinances regarding Short-Term Lodging. These ordinances should be based on the specific features of the community and the support of the residents. The Coastal Commission should not try to enforce a one-size-fits-all approach that opens all residential neighborhoods to STLs.

In Laguna Beach, hundreds of hours of testimony and discussion resulted in an STL ordinance developed by the city government that is supported by a very large majority of the citizens. It allows STLs in the commercial/mixed use zones adjacent to the beach and coastal attractions. This ordinance was established in consultation between Coastal Commission staff and Laguna Beach staff. As a professor of public policy, I strongly support this ordinance because it recognizes that the attempt to implement a “partial” allowance of STLs in residential zones is subject to major problems of enforcement, surveillance and privacy. The numerous negative impacts associated with regulating these mini-motels in residential neighborhoods have been increasingly evident in many cities in the U.S. and abroad.

Laguna Beach provides exceptional access and amenities for visitors to its lovely coast and it is absurd to claim that its residents are not visitor-friendly. Indeed, Laguna Beach hosts more than 6 million visitors per year and arguably hosts more visitors per capita than any other city in the U.S. Please support the Modified Short Term Lodging Ordinance developed by your staff and Laguna Beach staff.

Thank you for your work as a custodian of our coastal resource.

James Danziger, 40+ year owner of a home and rental properties in Laguna Beach

From: [Cheryl CZyz](#)
To: [Coastal Statewide Planning](#)
Subject: Please Vote In Favor of the Modified Short-term Lodging Ordinance in Laguna Beach
Date: Thursday, July 11, 2019 12:12:58 PM

Dear Members of the Statewide Planning Commission,

Let me preface by saying that Laguna Beach is becoming a very noisy place to live. Quiet neighborhoods need all the help they can have to be peaceful. Neighbors have the right to improve their homes by construction during daytime hours and they do, witnessing the long lines of worker vehicles waiting for the 8 o'clock hour to enter private communities on Pacific Coast Highway. They leave at the end of the day. However, if there are non-disclosed vacation rentals in the area, the evening into the early morning hours noise and parking issues might just be beginning. In my personal experience in Laguna Beach, it is a very lengthy and expensive project to quiet a vacation rental neighbor who insists on making noise. People come and go from a residence with suitcases coming at very late hours so that they are less likely to be detected....and then the parties begin. Owners can choose to refuse certified letters. Police and vacation rental city officials can be refused permission to enter the premises by not opening the door. The end result after all has been pursued in desperation in this real life situation is a suggestion from the city to hire a lawyer to pursue a civil action. After many lawyer letters, this is the costly sequel. It seems that these persons who buy homes for vacation rental purposes are sometimes aggressive and abundantly wealthy. It is sad to see older residents who cannot cope with the pressure of these sophisticates, have to think about moving. It's like a war. I hope by voting to approve the modified ordinance which has been worked on long and hard, that the situation improves and city officials will have more in keeping the peace in these R-1 areas and, indeed, hopefully they are called on less frequently because of your approval of this ordinance. Thank you in advance.

Cheryl Czyz
Laguna Resident

From: [Kimberly Jackson](#)
To: senator.stern@senate.ca.gov; senator.jones@senate.ca.gov; senator.allen@senate.ca.gov;
senator.hueso@senate.ca.gov; senator.borgeas@senate.ca.gov; senator.caballero@senate.ca.gov;
senator.hertzberg@senate.ca.gov; senator.jackson@senate.ca.gov; senator.monning@senate.ca.gov;
senator.atkins@senate.ca.gov; senator.bates@senate.ca.gov; [Coastal Statewide Planning](#);
senator.wiener@senate.ca.gov
Subject: Please vote NO on AB 1731
Date: Tuesday, July 02, 2019 10:01:01 PM

Dear Senators,

I am writing to express my severe concern for Bill AB 1731. This Bill takes away local control. My family has owned a vacation rental for over 10 years and we rely on that income to offset the costs of owning a family beach home. We rent it when we are not using it ourselves and 100% will be FORCED to sell it if this bill passes. Why is Sacramento telling us what San Diego can do and not do with their homes? This makes no sense! Please leave this up to our own City Council that has worked so hard to craft rules.

Furthermore, not allowing more than 30 days on each online rental platform means some vacation rentals owners will turn to Craigslist to rent. NO TOT IS COLLECTED ON CRAIGSLIST, so all the coastal cities will be out massive TOT income.

This is NOT a good bill, there are many other problems with it.

Assembly Member Horvath claims this will not hurt the "Mom and Pops", that is a TOTAL LIE! 95% of vacation rental owners in Coastal San Diego are "Mom and Pops", not LLCs, Corporations, S Corps, C Corps. Pull the Permits and read them, 95% of the vacation rentals are owned by regular people, just like me!

Please vote NO on AB 1731.

KIMBERLY JACKSON
145 21st street
Del Mar, CA 92014



From: [Cara Brown](#)
To: [Coastal Statewide Planning](#)
Subject: Pro vacation rental
Date: Wednesday, July 03, 2019 4:16:30 PM

Responsible hosting is a wonderful change for the world... This shared economy phenomena Is a godsend to so many. It was also my goal for retirement and at 60 years old it's not going to be possible to change lanes. My parents had a vacation rental in the ski areas of Lake Tahoe and although they are gone now it was what many retirees looked forward to as they entered stage three of life. The key here is responsible. For every one visible problem Vacation Rental there are 1000 that nobody was impacted by and nobody knew existed, except the happy travelers and their host and the businesses they frequented. Investment vacation rentals and affordable housing have nothing to do with each other. Everyone deserves an opportunity to partake in the shared economy... In historic time "Hospitality" never had anything to do with large corporations and the Hilton's and everything to do with a kind local host having someone in their home. We have been called on to handle emergencies, we have been called on to open our homes now we are calling on the cities and the coastal commission to let us share access to the coastlines and get it out of the hands of the hysterical affordable housing people screaming that they can't livd anywhere they want. I'm sorry I want to live in Beverly Hills too but I can't -I had to pick my little place where I could afford it - that's just a reality!!

Anyway the power is with you - please be the voice of reason!!!

Best,

Cara

Probably sent from my iPhone

From: [Luke Coletti](#)
To: [CentralCoast@Coastal](#); [Coastal Statewide Planning](#)
Cc: [O'Neill, Brian@Coastal](#); [Kahn, Kevin@Coastal](#); [Nathan, Daniel@Coastal](#)
Subject: Public Comment on July 2019 Agenda Item Thursday 11a - City of Pacific Grove LCP Certification No. LCP-3-PGR-18-0093-1
Date: Friday, July 05, 2019 4:58:39 PM
Attachments: [Coletti Pacific Grove LCP Comment Letter With Attachments.pdf](#)

Greetings,

I've attached my comment letter, which is primarily focused on regulating Short-Term Vacation Rentals (STRs) within Pacific Grove's Coastal Zone.

Please include this letter for Friday's STR Workshop too.

Thank you for your consideration.

Luke Coletti
Pacific Grove

If you are unable to open the attachment, please
see page 355 for the attached comment letter.

From: [Luke Coletti](#)
To: Nathan.Daniel@Coastal
Subject: Re: Automatic reply: Public Comment on July 2019 Agenda Item Thursday 11a - City of Pacific Grove LCP Certification No. LCP-3-PGR-18-0093-1
Date: Tuesday, July 16, 2019 11:02:16 AM
Attachments: [Coletti July 12 Workshop Comments.pdf](#)

Hi Daniel,

If you are unable to open the attachment, please
see page 413 for the attached comment letter.

Please find my comments attached. Thank you.

Luke

On 7/16/19 10:12 AM, Nathan, Daniel@Coastal wrote:

Sure – please do that ASAP as we are in the process of compiling all comments now.

Daniel Nathan
Statewide Planning
(415) 904 – 5251



From: Luke Coletti [<mailto:ljc@groknet.net>]
Sent: Tuesday, July 16, 2019 10:12 AM
To: Nathan, Daniel@Coastal
Subject: Re: Automatic reply: Public Comment on July 2019 Agenda Item Thursday 11a - City of Pacific Grove LCP Certification No. LCP-3-PGR-18-0093-1

Hi Daniel,

If I send you my comments made at the workshop would you add them to the public comments PDF?

Luke

On 7/16/19 10:08 AM, Nathan, Daniel@Coastal wrote:

Hi Luke –

Unfortunately, we do not circulate individual public comments to Commissioners and members of the panel, but you are welcome to contact them individually. On another note, we will be reposting public comments, as we received quite a few on Thursday and Friday last week.

Thanks,

Daniel Nathan
Statewide Planning
(415) 904 – 5251



From: Luke Coletti [<mailto:lcoletti@gmail.com>] **On Behalf Of** Luke Coletti
Sent: Tuesday, July 16, 2019 6:39 AM
To: Nathan, Daniel@Coastal
Subject: Re: Automatic reply: Public Comment on July 2019 Agenda Item Thursday 11a - City of Pacific Grove LCP Certification No. LCP-3-PGR-18-0093-1

Hello Daniel,

I'd like to send the comments I made at the workshop to those on the panel. Is this something you can arrange?

Luke

Sent from my iPad

On Jul 5, 2019, at 4:59 PM, Nathan, Daniel@Coastal
<Daniel.Nathan@coastal.ca.gov> wrote:

Hello,

I am out of the office and will respond to your message upon my return on Monday, July 8th.

Thank You,

Daniel Nathan
Statewide Planning

From: [Datta Khalsa](#)
To: [Dorothy Webster](#)
Cc: [Coastal Statewide Planning](#); rital@montereycoast.com
Subject: Re: Please do not shut down our vacation rental businesses!
Date: Thursday, July 04, 2019 6:21:19 AM

I agree whole-heartedly.

Shutting down private vacation rentals only serves to take money out of the pockets of the mom-and-pops and line the pockets of rich hoteliers. I would also add that staying at a vacation rental gives a much more authentic and engaged experience for visitors in our community than staying at a hotel.

Sincerely,
Datta

Datta Khalsa, CABB
Cal DRE# 01161050

Broker & Owner, Main Street Realtors
Fund Manager, Firmus Financial LLC

T (831) 818-0181, F (831) 401-2557
2567 Main Street Soquel, CA 95073

E datta@mainstrealtors.com
& datta@firmusfinancial.net

W www.MainStRealtors.com
& www.FirmusFinancial.net

"Fortune does not change men, it unmask them."
—Suzanne Necker

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On Jul 3, 2019, at 4:46 PM, Dorothy Webster
<dorothy@techwriters.com> wrote:

Many of us depend on income from a vacation rental we own and maintain.

These houses provide accommodations to families who want to all stay in, cook in, socialize in a home—as opposed to several unaffordable motel or hotel rooms, which there are not enough of, for visitors.

Most businesses in beach towns up and down our coast depend on tourists for their livelihood. Your onerous bill will cause many Californians their jobs. Those visitors eat, drink, shop and rent bikes, kayaks, and surf boards from local businesses.

Our vacation homes will NOT solve the shortage of affordable housing. Only large apartment buildings will do that. If you close down our vacation rental businesses, very wealthy people will buy these homes from we owners. They're too expensive for low-income citizens. You'll just destroy 1,000s of small businesses in coastal cities.

Dorothy Webster
Vacation Rental owner

From: [Molly Ording](#)
To: [Coastal Statewide Planning](#)
Subject: RE: SHORT TERM RENTALS IN COASTAL COMMUNITIES
Date: Wednesday, July 03, 2019 4:17:11 PM

Good Afternoon Coastal Commission Members:

Please consider the following comments with regard to short term rentals in our fragile coastal communities. We are opposed to *any* increase in the availability of short term rentals for many reasons: the damage that increased over-night stays bring to our communities through massively increased traffic, environmental damages with added use consumption and disposal of plastics and other non-recyclable, perishable items, the additional noise pollution that is created our small communities that extends outward to our coastal bays and oceans. Also increased water usage is also an important factor in discouraging over night stays...increased toilet flushing, showers, etc.

I understand the mission of the Coastal Commission is to guarantee and increase coastal access and while I am supportive of more of our visitors and nearby residents enjoying our precious and imperiled coastline, to increase that usage through overnight stays puts an overwhelming additional burden on our finite natural and developed resources.

Please support visits but not stays...Our coast and its amenities and resources and spaces are precious, as you know...please **protect** them in every way possible.

Yours sincerely,

Mr. & Mrs. Mickey Ording
218 Monterey Avenue
Capitola, California 95010

From: [PJL](#)
To: [Coastal Statewide Planning](#)
Subject: re: Short term rentals
Date: Wednesday, July 03, 2019 3:09:22 PM

To the city Council and Planning Dept:

I am a disabled Senior Citizen who's only means of retaining my lifelong residence is through short term rentals.

I almost LOST my home to foreclosure because I had 2 leaser's SQUAT for 6 months each last year with NO INCOME coming in because of them. To top it off - I had Lawyers fees, Court fees and Sherriff's fees to have to pay to FINALLY get them out and it fully drained my savings account. It seems that California Law is on the side of the Tenants and doesn't care about Landlords and the outcome it leaves us to deal with. I will recoup \$0.00 from these Squatters and short term rentals are helping me get back on my feet. And notwithstanding all that I went through - I feared for my life with these abusive Tenants and had to call the Police MANY times - costing the taxpayers money. Do you know how many Homeowners who have lost their beloved homes BECAUSE of Squatters? Did you know the record time for a Squatter in Los Angeles is FOUR YEARS? I almost lost my home of 35 years because of the Law protecting SQUATTERS! How is this JUSTICE?

Many of us rely on rental income to SURVIVE in this city. Personally - I have no other means of support. Instead of FORCING long time residences of the city who saved a lifetime to invest in their homes - to sell and leave the city by making a law only allowing us to do short term rentals part of the year - why not go after all these commercial apartment owners and mandate the outrageous prices they are asking for all these empty apartments that they are making unaffordable? They have the means to take a hit on Squatters with Lawyers on retainers and funds to carry them in the event of getting squatters out. How are we supposed to SURVIVE the other months of the year that you are proposing to NOT let us rent out part of our homes?

This new law will pick on the "small guys" like me who are just trying to SURVIVE in Los Angeles. You will be voting to end long time residences like myself who will have to SELL our homes and leave California because you will be making it IMPOSSIBLE for us to live without any means of supporting ourselves and our families! Is this really FAIR? How am I supposed to pay my mortgage and insurance with outrageous interest fees WITHOUT income 12 months a year? What is being proposed is outrageous to say the least.

PLEASE - We are begging you to throw out this proposal - and go after these rich and powerful Corporations who own the HUGE apartment complexes that are sitting EMPTY and making it impossible and unaffordable for FULL TIME rental Tenants - not the homeowner who is just trying to recoup on their investment. Once again - none of us are getting rich by short term rentals - we are just trying to remain to live in the city that we love!

With regards
Prentice Lennon
Hollywood Hills

From: [Denise](#)
To: [Coastal Statewide Planning](#)
Subject: RE: Short term rentals
Date: Monday, July 08, 2019 6:29:37 PM

To the Coastal Commision:

I would like to submit my statements in support of short term rentals in San Luis Obispo County and particularly Los Osos.

I support vacation rentals for the following reasons:

- 1) It improves the local economy by generating local business income, tax revenue and tourism
- 2) It fills a need and a purpose to provide services that are in demand to visitors
- 3) Many of the additional restrictions that are being considered are unreasonable and would create an environment too restrictive to make vacation rentals exist.
- 4) Families have a desire to share experiences with their loved ones under one roof, not forced to be separated into individual rooms or to sleep and vacation outdoors in camping areas.
- 5) Property owners should have the right by law to rent their property in accordance with basic and general community rules and regulations
- 6)The California Coastal Act requires seaside communities statewide to provide affordable visitor lodging within a close-to-shore area called the Coastal Zone.
- 7) Regulation is already in place for owners/agents to provide neighbors with the resources of contact when complaints or compliance issues arise.
- 8) Long term rentals come with their own set of problems and community problems.
- 9) Vacation rentals provide short or longer term opportunities for local business, college professors and temporary workers who have short term job assignments and requiring furnished housing.
- 10) Vacation rental guests are held to higher expectations of behavior, parking and noise levels compared with long term renters who are not required to comply with the stringent ordinance and community restrictions.
- 11) The current county vacation rental ordinance already has a rigid, complete and responsible set of rules in place.
- 12) For more than half of the high-value home vacation rentals available in our area, most do not draw from or compete with the access of lower-income rental availability.

13) The total number of vacation rentals in the Los Osos area is much less than 1% of homes which does not support the opposing argument that it is changing the fabric or nature of our community.

Please take into regard that the points that I am making and are reviewed and taken into account when approaching decisions to create ordinance or restrict vacation rentals in San Luis Obispo County.

Thank you,
Denise Robson
805-704-1169

From: [Lisa Riding](#)
To: [Coastal Statewide Planning](#)
Subject: RE: Short Term Rentals
Date: Tuesday, July 09, 2019 9:47:27 AM

Dear Coastal Commission Staff,

Thank you for the opportunity to provide input regarding the positive benefits that short-term rentals ("STR's") play in maximizing opportunities for people of all economic backgrounds to experience the California coast. The California Coastal Commission ("CCC") has played a critical role in supporting environmental justice and working to guarantee access to all to our beautiful coastline. STR's provide a valuable option for families who would not otherwise be able to visit coastal areas on an overnight basis given the expense of typical hotel lodging in coastal areas. When people visit the coast, they become lifelong staunch defenders and protectors of our coast.

Ventura has a long history of welcoming visitors to our beaches. Although there are less than ninety STR's within the Coastal zone in the City of Ventura, these units provide the opportunity for many families to enjoy the coastal areas. Vacation rentals have been a presence in the Ventura beach areas for decades. STRs provide affordable coastal access options to families who need kitchens or who cannot afford multiple hotel rooms (which are also frequently sold out during the summer months). STRs offer lower-cost overnight opportunities, especially for larger families and groups traveling together. Given the reality of high priced coastal residential real estate in California, overnight coastal accommodations must not be just for the affluent. The Coastal Act describes a hierarchy of encouraged land uses, and *"places a higher priority on the provision of visitor-serving uses, particularly overnight accommodations, over private residential uses because such visitor-serving uses offer a vehicle for the general public to access and recreate within the state's coastal zone."*

A recent UCLA statewide poll showed that 75% of those polled cited the lack of affordable accommodations as a barrier to accessing the coast.

The Coastal Act requires public access to be protected and maximized for all, while also balancing community needs. STRs should blend harmoniously with the character of the community. Ventura has miles of public beaches and is fortunate that our coastal residential

areas include a wide variety of housing types, primary residences, second homes and STR's. Many communities have enacted ordinances to govern STR activity and to protect neighborhood concerns. Ventura has a particularly robust local ordinance and consequently, issues arising from STR guests are rare. A good neighbor should be defined by the quality of their character rather than the length of their stay.

The CCC has been instrumental in playing an affirmative role to ensure that the Coastal Act policies dedicated to providing and maintaining public and visitor access to the coast are protected for visitors for future generations. Jurisdictions who have attempted to ban or restrict STRs discriminate against visitors to our coastline the option to rent residential property on a short-term basis.

--

All The Best,

Lisa Riding

760-677-6089 cell
riding.lisa@gmail.com

From: elyse.rossler1@gmail.com
To: [Coastal Statewide Planning](#)
Subject: Re: STR in Santa Barbara Coastal Zone
Date: Thursday, July 04, 2019 7:19:19 AM

Dear Coastal Commission,

Please correct me if I am inaccurate but it is my understanding that the Coastal Commission ruled that the Santa Barbara Coastal Zone must make accommodation for Short term Rentals. In the City of SB the hotel rooms range from \$250-\$5,800 per night which the average US Citizen can not afford. Having STRs at the coast allows for all people to enjoy our beautiful coast.

When one calls the City of SB attempting to obtain a TOT license and business license to proceed with a Short term rental, we are told they are not available and that the City is not honoring any ruling from the CA Coastal Commissions court in Ventura Ca this past March.

Isn't the City of SB in violation of your ruling? How long does the City of SB have before they must adhere and allow STRs in the Coastal Zone?

Could you please clarify any misunderstanding?? Thanks so much

Cheers,
Elyse Rossler

Cheers,
Elyse

From: [Виолетта Михелашвили](#)
To: [Coastal Statewide Planning](#)
Subject: regarding short term rentals
Date: Monday, July 01, 2019 5:07:01 PM

I am upset and angry having read the new Ordinance
Being a host, I was able to use my property as a vacational place
It helped me to pay my bills, kept me busy and it was like a full time job for me. I
am an owner of the small cheap condo. Short term rentals gave me a small chance
to increase my life level/ Having read the new ordinance, I found out that it is
impossible to rent out the cheap condos that are built before 1978. Which means,
poor people still have stay poor, don't have any chance to share their home even for
120 days a year, but rich people, who still are rich, have an expensive new
properties, are ok- they are able to rent it out for 120 day, and even around a year.
it is DISCRIMINATION on a material basis It is not low, it is discrimination , which
is the Constitution violation

From: [Geno Andrews](#)
To: [Coastal Statewide Planning](#)
Subject: Regarding Short Term Rentals
Date: Wednesday, July 03, 2019 3:31:27 PM

I understand COMPLETELY that in certain areas of Venice, Culver City, and even Santa Monica that SOME renters have taken advantage by subleasing their rental units. I understand the local complaints. I understand how unfair it is to the landlord in first position.

HOWEVER - some of us are able to KEEP our homes, pay our bills, manage our affairs and make a LIVING because of short term renting.

It's my home. I own it. If I want to rent it, I should be able to. If I want to lease it, I should be able to. If I want to leave it empty and go to Peru, I should be able to.

This is SICK, UNFAIR, and even unconstitutional that I should have limits placed on how I use my home to make a living.

I understand if I didn't own it. I understand if I were renting. I'd understand if it was an annoyance to the neighbors. May of us have found a way to survive and stay in this town and now you're attempting to not only BLOCK us from making a living, you're trying to cash in on Registration fees?!?!

Consider this, one size does not fit all. Stop making it so impossible for those of us on the up and up to make a decent living from the property we own, maintain and share with short term renters who are HAPPY AND GRATEFUL that we provide this service.

Do the right thing. Stay in your lane.

g- in Pacific Palisades

From: [Susan Elliott](#)
To: [Coastal Statewide Planning](#)
Subject: Regulate short term rentals
Date: Wednesday, June 26, 2019 8:01:58 PM

Dear Coastal Commission members,
I have lived in Laguna Beach for 26 years. We get 6 million tourists a year (in a town of 23,000). Recently the city council in Laguna Beach decided, along with the Coastal Commission representatives, to allow STLs in the commercial district only--not in the residential area. This makes sense and everyone I talk to is in complete agreement. Hosting tourists is fine in the commercial zone. The residential zone would be forever changed if STLs are allowed there.

Thank you,
Susan Elliott

From: [Asteghik Khajetoorians Brown](#)
To: [Coastal Statewide Planning](#)
Subject: Remove Restrictions on STRs
Date: Tuesday, July 09, 2019 11:39:17 AM

Hello,

I am a Laguna Beach home owner and wish to register my strong support for **removing the restrictions to Short Term Rentals in the city**. Laguna Beach and other coastal towns and cities in California are beautiful and unique. The city's continued restrictions to STR's restricts access to those that cannot enjoy some of the state's most beautiful beaches and cities, allowing hotels to control the market and push up prices. All in all this feels very un-American and unnaturally restrictive. As home owners we respect our homes, our neighbors and our neighborhoods. Our kids go to the local schools and parks, and to suggest that we don't have a strong interest in preserving all of these is wrong. America's cities, beaches and beauty spots are open to everyone, and not just the few. Please help us redress the balance of control and give others, from ALL income groups, the access they deserve via removing these restrictions on STR's.

Asteghik Khajetoorians

Laguna Beach Home Owner

From: [Jonathan Briggs](#)
To: [Coastal Statewide Planning](#)
Subject: REMOVE RESTRICTIONS ON STRs
Date: Monday, July 08, 2019 7:18:42 AM

Hi,

I am a Laguna Beach home owner and wish to register my strong support for **removing the restrictions to Short Term Rentals in the city**. Laguna Beach and other coastal towns and cities in California are beautiful and unique. The city's continued restrictions to STR's restricts access to those that cannot enjoy some of the state's most beautiful beaches and cities, allowing hotels to control the market and push up prices. All in all this feels very un-American and unnaturally restrictive. As home owners we respect our homes, our neighbors and our neighborhoods. Our kids go to the local schools and parks, and to suggest that we don't have a strong interest in preserving all of these is wrong. America's cities, beaches and beauty spots are open to everyone, and not just the few. Please help us redress the balance of control and give others, from ALL income groups, the access they deserve via removing these restrictions on STR's.

Jonathan Briggs
Laguna Beach Home Owner

From: [Jennifer Potratz](#)
To: [Coastal Statewide Planning](#)
Subject: Resident Comments for California Coastal Commission Workshop on 7/12 including STLs
Date: Friday, July 05, 2019 1:36:03 PM

Coastal Commission,

As a property owner in Laguna Beach, I had rented out my home using AirBNB two times prior to the city banning such rentals. One family I had rented to was trying to be near their enlisted son at Camp Pendleton, I was honored to help them be near their son for a reasonable price in a convenient home location. The other family was from Germany and enjoyed having access to an entire home. I screened both renters using their information on AirBNB and neither group of renters was any more noticeable to my neighbors than my own family. All parking is off street at my home, and I would not have any renters that threw parties in my home.

Some of my best family vacations have been when we were able to rent homes in other cities. We just rented a great house in Hawaii on AirBNB and recently came home from an AirBNB rental in Lake Tahoe. In Tahoe, staying in the house allowed us to bring our pet and have an absolutely amazing time for a much lower cost. All income level families should have access to Laguna Beach, which has notoriously expensive small hotel rooms, through short term rentals. I do agree that some restrictions make sense to avoid valid issues:

1. Make sure a unit does not rent out more than a certain number of days per year (to prevent houses being bought for sole purpose of STL)
2. Protect against noise and parties, though owners are often no less noisy (Lake Tahoe has a no party restriction listed on AirBNB)
3. Make sure parking is not excessive in areas with impacted parking already (most renters won't add more cars than owners or typical summer traffic already does)

Thank you,

Jennifer Potratz



Local Government Workshop

Friday, July 12, 2019

9:00 am – 4:00 pm

Embassy Suites Hotel | 333 Madonna Road | San Luis Obispo, CA 93405

The California Coastal Commission will be holding a joint workshop with the League of Cities and California State Association of Counties to discuss City and County issues and concerns related to interactions with the Commission on Short-Term Rentals, Sea Level Rise, and the Local Coastal Program process.

Workshop materials are available for review, including the Commission's [staff report](#) and the workshop [agenda](#).

The workshop will be streamed live through Cal-Span (go to the Commission's [homepage](#), click on *Meetings* and then *Live Stream*).

Please note that there will be no more than one (1) hour for public comment. Due to the significant level of interest in this item and limited time available, speakers' time will be limited to 1 to 2 minutes, depending on the number of speakers, and at the discretion of the Commission Chair. We urge written comments be submitted to: StatewidePlanning@coastal.ca.gov.

For more information, please contact Daniel Nathan, Statewide Planning Analyst, at:
Daniel.Nathan@coastal.ca.gov

From: [Olesya Williams](#)
To: [Coastal Statewide Planning](#)
Subject: Response to Your Rental Home Inquiry
Date: Wednesday, July 03, 2019 3:02:15 PM

Hello Vrbo,

Thank you for your inquiry to North County Property Group for one of our rental homes in North County San Diego. The property you inquired about is a furnished short term/vacation rental, available during various seasons throughout the year. One of our team members will be reaching out to you shortly.

If you would like to explore ALL of our rental properties, please enter North County Property Group in your web browser and follow these instructions:

- From our website, locate the '**Rentals - Find & Apply**' tab in the main navigation bar at the top of the page

1. In drop down menu, select "**Vacation Rentals**" to view all of our furnished seasonal/vacation rentals, OR
2. Select "**Long-term Rentals**" to view all of our unfurnished or furnished long-term rentals available for lease.

At North County Property Group we strive to make your vacation stay with us the best experience possible and sincerely hope you will book your reservation with us! We look forward to speaking with you!

Thank you and best regards,

--



Olesya A. Williams, Associate Broker (BRE #01948723)

REALTOR®, Leasing Manager

445 Marine View Ave, Suite 240

Del Mar, CA 92014

O: (858) 792-5797 ext 102 | C: (858) 922-0490

Olesya@ncpropertygroup.com

Website: ncpropertygroup.com

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calendly.com/olesyawilliams

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From: [Suzanne](#)
To: [Coastal Statewide Planning](#); notarysg@aol.com
Subject: S Tahoe Vacation Rental
Date: Sunday, July 07, 2019 4:15:22 PM

Our vacation rental at S. Lake Tahoe, 2452 Ponderosa Street, is a prime example of why vacation rentals are a plus for South Lake Tahoe.

With money from our rental we have improved our landscaping, painted and generally improved the appearance of house so it is the best looking on the entire street. Because of restrictions on our property our neighbors don't have bear boxes while we are required to. We don't have our garbage strewn down the street like some of our neighbors. We do not have cars parked on the street. Again, our house is the best looking and most improved on the street.

We screen our renters so carefully we never have had a complaint from neighbors.

We just paid the taxes for 3 months of \$611 and spend many thousands every year for Tahoe's benefit.

We, like our renters, have come to Tahoe for years for family vacations. We always rented a house, we did not as a family want to stay in a hotel. Since as far back as I can remember families have rented homes in Tahoe to escape the valley heat and to spend time with their families.

There are penalties in place for problem rentals. Staff has been hired to enforce penalties and many jobs have thus been added.

Because we are not full time residents we are not allowed to vote on issues regarding rentals. The prohibition of vacation rentals passed by a very slim margin. It would not have passed if vacation house owners had been allowed to vote. We pay a huge amount of taxes, we and our renters contribute to the economy. We should have a say in decisions regarding our property.

I don't see how many more restrictions can be added to rentals. The only additional reasonable requirement could be that a street or neighborhood is allowed a percentage of rentals.

Please help us keep our house we worked so hard to buy for our family. We need to be able to rent it part time to keep it.

Suzanne Glimstad
notarysg@aol.com
916-204-7402

From: [Debi Fox Negus](#)
To: [Coastal Statewide Planning](#)
Subject: San Diego Vacation Rentals-original cottage built as a weekend only home
Date: Wednesday, July 03, 2019 4:39:51 PM

We have an original 1 bedroom 1 bath 432 square foot adorable authentic 93 year old beach cottage in North Mission Beach. It was built in 1926 as a weekend vacation beach cottage. It was not built to live in full time. It is perfect for couples and small families to enjoy the beach for 3 days to a week at a time. It is in immaculate condition for our guests. Many couples and small families have made this their yearly tradition and their children have grown up staying here and playing on the beach every year. We have owned the home for 30 years and are the second owners of this property. It would be a shame to take this away from the public. Some of our neighbors have been doing vacation rentals for generations as well.

From: [Gernot Trolf](#)
To: [Coastal Statewide Planning](#)
Subject: Save Mission Beach
Date: Monday, July 08, 2019 2:17:55 PM

Dear Commissioners,

as a long time (23 years) Mission Beach owner of property and resident I want to urge you to allow AirBnB and other platforms to operate in Mission Beach. Not all vacationers can afford ridiculous high hotel prices (anywhere from \$300 to \$600 + a night) for a few days or a week of sea shore living. AirBnB has made it affordable to the average vacationers to do so.

Some rules must be followed by all. It's called a "good neighbor policy". No loud noises and excessive partying are two of the rules. There are a few more.

I would appreciate your allowing to have Mission Beach "short term vacation" stays with a minimum of two nights for all.

Thank you.

Respectfully,

Regards,
Gernot Trolf
Skype: aaticusa
gernottrolf@gmail.com
858 733-0770

From: [Hsu Frederick](#)
To: [Coastal Statewide Planning](#)
Subject: Save Mission Beach
Date: Monday, July 08, 2019 1:17:34 PM

Dear Coastal Commission,

Please support Short-Term Rentals.

Short-Term Rentals provide more access for families to enjoy the California coast.

In addition, short-term rentals create jobs and support the local economy.

Please support Short-Term Rentals!!

Regards,
Fred Hsu
Mobile Tel: (858) 291 2070

From: [Gary Hyvonen](#)
To: [Coastal Statewide Planning](#)
Subject: Save Mission Beach
Date: Tuesday, July 09, 2019 9:20:37 PM

Dear Coastal Commission,

I am writing to urge your committee to do its part to ensure that short-term vacation rentals along the coast be allowed to continue as they have for decades and decades. Please help us to squash the lunacy being proposed by short-sighted politicians whose pockets are being lined by hotel cash registers. The idea that eliminating STRs will help solve our state's housing crisis is ridiculous and doesn't pass the common-sense test. People who can't afford a house now will not suddenly be able to buy or rent million-dollar properties. Lunacy!

This goes even beyond basic property rights. The fact is STRs provide valuable income for property owners, countless jobs, affordable lodging for tourism (one of our state's biggest industries) and even a source of income for cities through TOT taxes. I own a property in Mission Beach and pay the City of San Diego between \$13,000 and \$15,000 each summer in TOT taxes. If I have to go to 30-day rentals, that money disappears from the city coffers. I have polled 44 families who rent from me and not one said they would continue regular visits to our beaches if they were forced to stay in a hotel. One man told me he would need 3 hotels rooms to match the 8-person capacity of my unit and would not have a kitchen to cook meals, all of which would triple the cost of his annual vacation to San Diego.

The key to keeping STRs viable and keeping the peace in neighborhoods is strict rules with strong enforcement. I am very hands on with my property and my neighbors have my cell number and assurances I will act quickly when needed. I have wonderful and thoughtful families who rent from me year after year and have not had one complaint in the 10 years I have done this. But I am willing to pay a fee to help create an enforcement staff if necessary. Let's weed out the bad actors and allow those who do it right to continue making our properties available as affordable coastal vacation spots for locals and out-of-towners alike (yes, I rent to many people from San Diego County as well).

Thank you for your consideration.

Cordially,

Gary Hyvonen
619-208-1800
ghyvonen@cox.net

From: [Paul Cassani](#)
To: [Coastal Statewide Planning](#)
Cc: [Paul Cassani](#)
Subject: SAVE MISSION BEACH
Date: Monday, July 08, 2019 4:05:49 PM

I am writing in support of short term rental market continuing in Mission Beach. It provides a unique opportunity for families to access the beaches of San Diego in an affordable way and should be continued as it has been for so very many years.

From: [Sarah Oroz](#)
To: ccmacorrespond@gmail.com; [Coastal Statewide Planning](#)
Subject: Save Short Term Rentals...
Date: Thursday, July 11, 2019 12:38:47 PM

Save Short Term Rentals – from a local in support of maintaining a healthy supply of short term rentals

As a customer advocate employed at a locally owned property management company that specializes in short term rentals I am much opposed to eliminating short term rentals. I was born and raised in Morro Bay and have since been local for 28 years. Not only am I employed by a tourism based job, so is my husband. I am now able to raise my own family on the central coast solely because of tourism based employment. Eliminating short term rentals would severely impact our community and economy in Cayucos.

Short term rentals provide families from all walks of life the ability to enjoy our beautiful beach towns, in which they cannot afford to live. The customers I have come across while in this career have no ill will on our town. They care, love, and support our town as though it is their home town. From great grandmothers coming to Cayucos for 90+ years to small families taking their first born to the sandy beaches for the first time, Cayucos is not only a beach town but a place where people come to play, laugh, grieve, create lasting memories and most importantly support our economy. Without all of these families supporting Cayucos it would cease to exist.

Please support keeping short term rentals available for families to experience the coast.

Best,
Sarah Mora – *lifetime local*

From: [Bart Christensen](#)
To: [Coastal Statewide Planning](#)
Subject: Save Short Term Vacation Rentals in Mission Beach
Date: Wednesday, July 10, 2019 10:16:18 AM
Attachments: [Coastal Commission Workshop 07-12-19.docx](#)

Attached is a letter I sent to the Coastal Commission in San Diego

If you are unable to open the attachment, please
see page 382 for the attached comment letter.

From: helpdesk@coastal.ca.gov on behalf of helpdesk@Nathan_Daniel@Coastal
To: [Nathan_Daniel@Coastal](mailto:helpdesk@Nathan_Daniel@Coastal)
Subject: Scanned image from MX-M363N
Date: Monday, July 08, 2019 2:28:30 PM
Attachments: [helpdesk@coastal.ca.gov 20190708 144015.pdf](#)

Reply to: helpdesk@coastal.ca.gov <helpdesk@coastal.ca.gov>

Device Name: Sharp-NCC

Device Model: MX-M363N

Location: SF - 20th Floor - NCC

File Format: PDF (High)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

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<http://www.adobe.com/>

From: [Marlene Keating](#)
To: [Coastal Statewide Planning](#)
Subject: Short rent rentals
Date: Monday, July 08, 2019 4:15:35 PM

Our names are James and Marlene Keating, we own two apartment buildings in Laguna Beach plus we are in partnership with our daughter and husband with four houses in Laguna Beach and please we do not want short rent rentals next to us.. We own this property under LLC Algrape and LLC Keating, Munn... Thank you for letting us tell you of our worries... Marlene and James Keating

Sent from my iPad

From: [Roscoe Wilson](#)
To: [Coastal Statewide Planning](#)
Subject: Short ter vacation rentals.
Date: Wednesday, July 03, 2019 10:21:26 PM

I am appalled that GOVT is now trying to dictate to property owners, how long property owners are allowed to rent their own properties for. Let alone to whom..... vacationers, families..!! My GOD.

Vacation homes along the coast has nothing to do with available housing... or any housing crises. As A builder , business man and more recently a retired property owner of vacation rentals..... I know that in FACT.... ITS Calif GOVT that has caused the housing crises.... with excess regulation, illogical zoning laws, permit process, environmental impact reviews, over zealous arch review committees, planners, planning commissions etc.... the list goes on. Try doing a zone change and see how long that takes...!!!!!! All my associates left Calif for Texas, Tennessee and Arizona for these reasons. Now I am using vacation rentals to use for retirement, pay for health care, buy autos, pay bills, make house payments, help my kids student loans and buy their own homes.... and NOW GOVT wants to pretend this will help a housing crises.... and to BAN short term rentals...?

Another reality is many people can't sell their homes because long time owners have equity and the capital gains TAX, Obama tax, state tax and AMT tax....makes the cost of selling so HIGH... even with the exemptions does nothing to help... **so NO ONE sells.** Owners will keep the home and keep it vacant before paying 50%.

Calif law makers have such little real world logic and experience they have no idea what the implications will be. I don't care about the cities loosing millions in revenue.... they deserve to suffer if they support this. Its about property rights, allowing people to use their OWN homes as they wish. Calif legislators are so ignorant on this issue among other issues, no wonder people are leaving the state in mass. Dictating to a property owner how long they are allowed to rent their own house out for, feels like Castro is giving orders...!!! Or... some other Dictator...!!!

Watch.... the result for banning short term rentals 30 day stays (or longer) will end up being for Sober living, half way homes, sororities, fraternities, group housing. I am already looking into it. Its also a good cause. (and City gets no TOT)

Example: A group of home owners didn't like the fact that a house in their high end neighborhood was a vacation rental. Guests were usually professionals, doctors, families etc. (4000.00 a week) Because the owner had to find a way to create the same income as short term rental provided..... the owner relented and started a long term rental to 6-7

military soldiers. Now the neighbors are mad.... they don't like the amount of cars...the women, the parties. But, they got what they wanted..... no short term!!!! Law makers have no IDEA whats coming if they act like dictators and violate property rights. They need to consider regulation NOT banning..! If this passes.... I'll consider group housing one month at a time. to create the same amount of income..... it will be more of a mess... more money, less taxes to cities... more trash, more water and energy costs, more traffic etc.

Turns out.... it will be the exact opposite of what the dumb law makers were looking to solve and it will cost the cities revenue. Typical GOVT. Unintended consequences. They Screw things up and it costs more.

Respectfully

Roscoe

From: [Robert Everett](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Beach Rentals
Date: Tuesday, July 02, 2019 5:10:28 PM

I have owned property on the Ventura County Solimar Beach Community since my father organized the property purchase from the old Emma Wood estate's Spanish Land Grant in the early 1970's.

Our community was founded by farmers and merchants from the inland Ventura County communities, as a way to avoid the oppressive summer heat and allow for a respite from daily tasks.

Since that time, as an owner of "Beach Property", I have been able to share this experience with others for a reasonable rate on a two week basis (Solimar C&C's Minimum) as well as some longer term renters. The rental income helps to defray the maintenance costs of this property and the availability of a rental home has opened up this "Beach Experience" to many families who would find Hotel/Motel costs prohibitive.

Please, help to ensure these families get to keep this type of access opportunity, to our beautiful beaches, and not make the rental period onerous of limited budgets.

Thank you for the opportunity to express my thoughts to you. I hope and trust you will continue to support the availability of these rentals as well as supporting property owner's rights to pursue our happiness.

Sincerely,

Robert W. Everett
3098 Solimar Beach Drive
Ventura CA 90031

From: [Chris Catsimanes](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lease (STL) Agreement For Laguna Beach
Date: Friday, July 05, 2019 8:41:37 AM

I believe that the compromise to the STL represents the best in our system of governance in America. It allows short term rentals in the downtown area while satisfying the will of the vast majority of homeowners not to have "mini motels" next door them. Another important point is that this compromise will keep a substantial amount of long term rentals available for those that want to live and work in our town. Please approve this compromise that has been develop by both the city of LagunaBeach and the Coastal Commission staff.
Thank you,

Chris Catsimanes
21621 Ocean Vista Dr.
Laguna Beach, CA 92651
Sent from my iPad

From: [Janet Bescoby](#)
To: [Coastal Statewide Planning](#)
Subject: Short term leases in Laguna Beach
Date: Tuesday, July 02, 2019 2:53:45 PM

I have been a resident of Laguna Beach since 2000 and am opposed to STL. The beauty of neighborhoods is knowing our neighbors and not having to worry about a 'business' being operated next door.

Thank you

Janet Bescoby
Laguna Beach

Sent from my iPad

From: [Anne Caenn](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging
Date: Monday, July 08, 2019 2:27:13 PM

I am a resident of Laguna Beach and after a large outpouring against them, our City Council voted to not allow STLs in our residential neighborhoods. Our reasons are many, but our conclusion was the same - in addition to environmental issues, we don't want our community character altered. Please support the wishes of the majority of Laguna Beach residents and the decision of our City Council to not allow STLs in our residential neighborhoods.
Thank you for your consideration,
Anne Caenn

Anne Caenn
965 Katella Street
Laguna Beach, CA 92651

From: [Darrylin Girvin](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging
Date: Thursday, July 11, 2019 12:42:14 PM

Coastal Commission,

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Darrylin And Tom Girvin
Laguna Beach, Ca.

From: [Ryen Caenn](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging in Laguna Beach
Date: Tuesday, July 09, 2019 5:17:42 PM

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a **Short-Term Lodging ordinance** that does just that is the modified Short-Term Lodging ordinance approved by the **City Council of the City of Laguna Beach** that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities.

Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Ryen Caenn
965 Katella St
Laguna Beach CA 92651
rcaenn@gmail.com
949-510-4106

From: [Jeanne Marquez](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging in Residential Laguna Beach
Date: Wednesday, July 10, 2019 3:39:53 PM

Dear Costal Commission

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you for your time in this matter

Sincerely,

Jeanne R Marquez

511 Blumont Street

Laguna Beach, CA. 92651

jrm92651@yahoo.com

From: [armando.baez](#)
To: [Coastal Statewide Planning](#)
Cc: michaelvieira411@yahoo.com
Subject: Short term lodging jurisdiction for Laguna Beach
Date: Saturday, July 06, 2019 3:34:00 PM

Dear Commissioners:

Because the Coastal Staff supports the Laguna Beach Modified Short Term Lodging Ordinance, we ask the Commissioners to support this Ordinance as well..

Laguna Beach's ordinance is prime example of a Short-Term Lodging ordinance that protects R1 neighborhoods yet provides reasonable accommodations for STLs in our community. This modified Short-Term Lodging ordinance now approved by the City Council of the City of Laguna Beach is working its way through the California Coastal Commission process and is on your agenda for next week.

The ordinance developed with the cooperation of California Coastal Commission staff and Laguna Beach staff protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay.

The staff report of April 2019 states that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Yet STLs can have a devastating impact on residential neighborhoods.

You know that we rely on you to support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Ideally, this well-thought-out ordinance can also serve as a model for other coastal cities bearing the brunt of STLs in residential areas.

Thank you,

Armando Baez
Michael Vieira
30792 Driftwood Drive
Laguna Beach, Ca 92651

Sent from [Mail](#) for Windows 10

From: prosserga@gmail.com
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging Laguna Beach
Date: Wednesday, July 03, 2019 6:59:04 AM

As a part time resident and Real Estate Broker in Laguna Beach I am a supporter of limiting STL's to Commercial zoning. While I am an adamant supporter of access for all to the ocean having STL in residential neighborhoods has unintended consequences. After all, the purpose of zoning is for health and safety. No one can argue that it is safe for tenants to live next door to a revolving door of inverted residents next door in STL's. I have witnessed too many desperate tenants being kicked out of their apartments because the landlord could get far more rent from a vacationer. The consequence is that there is no housing available for teachers, students, police and Fire officers, Artist, small business owners, young people, Seniors.

The Coastal housing should be available for a safe place for residents not just visitors.

Audrey Prosser
949-683-2715

Sent from my iPhone

From: [Steve](#)
To: [Coastal Statewide Planning](#)
Subject: Short -Term Lodging- Laguna Beach
Date: Thursday, July 11, 2019 10:43:07 AM

Dear Coastal Committee-

As a long-term resident of Laguna Beach, I encourage you to support the Short term lodging ordinance approved by the City Council of Laguna Beach.

This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City.

Thank you for your attention to this.

Steve Munn
1160 Catalina, Laguna Beach, CA

From: [pamela Horowitz](#)
To: [Coastal Statewide Planning](#)
Subject: Short term lodging ordinance in Laguna Beach CA
Date: Tuesday, July 09, 2019 10:49:30 AM

Dear Commissioners,

Having attended a town council meeting recently, I am aware that the vast majority of residents in Laguna Beach are in agreement with my opinion—my request is that you, the Coastal Commissioners, pass the ordinance passed by the City of Laguna Beach City Council—The Modified Short Term Lodging Ordinance.

Laguna Beach is a relatively small village of 20,000 to 22,000 people. It's residents welcome tourists who wish to enjoy our stretch of ocean, its prolific arts, and ever improving restaurants and outdoor activities. But we also value the quietness of our residential neighborhoods. This can often be disturbed when short term renters want to party and celebrate into the late night and early morning hours. There are slightly over 1300 hotel/motel units in properly zoned areas closer to town and to the delights of our village with an average cost from \$290-\$350. Currently, permitted Short Term Lodging units in Laguna Beach cost an average of \$403, making them no less affordable to the tourist.

In summary, my husband and I are hopeful that we (and the vast majority of residents of Laguna Beach)

will continue to enjoy the the peacefulness in our residential neighborhoods while welcoming the tourist in properly permitted sections of the town by the Coastal Commission's support for the Modified Short Term Lodging Plan adopted by the City Council of Laguna Beach.

Thank you for your consideration.

Sincerely,

Pamela and Andrew Horowitz
189 Crescent Bay Drive
Laguna Beach, CA 92651

Sent from my iPhone

From: [Morris Skenderian](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging Ordinance, City of Laguna Beach.
Date: Monday, July 08, 2019 4:12:01 PM

Members:

As an Architect in the Hospitality industry and practicing in Laguna Beach for over 50 years, I encourage you to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope you will also back this Ordinance as the majority of Laguna residents do.

Thank you, Morris Skenderian, AIA.

Mr. Morris Skenderian
Morris Skenderian & Associates, A.I.A.

2094 South Coast Hwy., #3
Laguna Beach, CA 92651
morris@msaarchitects.com
www.msaarchitects.com
949.497.3374 T
949.497.9814 F



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From: [Judi Gorski](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging ordinance
Date: Tuesday, July 09, 2019 6:14:30 PM
Attachments: [LtrCoastalCommission.pdf](#)

Dear Members of the California Coastal Commission,

Please see the attached letter regarding my support of the decision of the Laguna Beach City Council on June 4th with respect to our Short Term Lodging ordinance.

Best regards,
Judi Gorski

If you are unable to open the attachment, please
see page 381 for the attached comment letter.

From: [Alison King](#)
To: [Coastal Statewide Planning](#)
Subject: Short term lodging proposed ordinance
Date: Monday, July 08, 2019 4:03:25 PM

Please approve the ordinance worked out by your staff and that of the city of Laguna Beach. Over 95% of Laguna Beach residents want no new short term rentals in residential zones and have them in the commercial zones

Maggie jacklin
21621 ocean vista drive
Laguna Beach

From: [Trudy Joyce](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging
Date: Monday, July 08, 2019 3:57:21 PM

We are writing in support of the Laguna Beach Short Term Lodging Ordinance. We believe this offers a measured approach to this challenging problem and urge the Coastal Commission to adopt it.

Respectfully,

Trudy and Michael Joyce
30802 Coast Hwy., D19
Laguna Beach, CA 92651

From: [Farnoush Gidianian](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Lodging
Date: Wednesday, July 10, 2019 7:06:26 AM

We encourage the California Coastal Commission to support the local jurisdiction for allowing Short Term Lodging in Laguna Beach. Most people Traveling to Laguna Beach to stay overnight prefer to stay in commercial areas near the restaurants and other tourist attractions. The Short Term Lodging in the residential areas is not any more affordable and negatively impacts these neighborhoods.

We hope Coastal Commission will consider the our concerns.

Farnoush Gidianian
Laguna Beach

From: [Venice Beach Garden Paradise](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Ordinance Fail
Date: Wednesday, July 03, 2019 3:29:31 PM

Dear Commission Staff,

We're sure you are inundated with comments heralding the economic necessity of short term rentals to the beach communities, property owners, and businesses. We'll make this comment as brief as possible and bring up 2 distinct points.

(1) Regarding the section of the recently passed home-sharing ordinance of Los Angeles pertaining to subleasing. Even if the homeowner gives consent to a long-term tenant to sublease on a short term basis, at that point the dynamic is in no way different than short-term renting a secondary residence. In fact it is less 'watched over' by an owner than vacation renting a secondary residence, because the owner likely will have no interaction with the short-term, sublease tenant at all. If sublease home-sharing is allowed, vacation renting of secondary residences should also be allowed. They are essentially the same thing. The owner is not present on the premises.

(2) Regarding RSO exclusion of eligibility for short-term renting. Once a tenant voluntarily moves out, the landlord will rent the vacant unit at market value. Market value at today's rental rates clearly prices the unit out of being a low income housing solution, regardless of whether the new lease is for 31 nights or longer. Therefore an RSO unit that has already been at market value for a number of years should not be excluded from short-term renting eligibility.

The burden of a solution to the low income housing shortage should not be placed on property owners at all ~ especially near the beach, where property taxes, DWP, and every other expense is at a premium. RSO is an unjust over reach that only serves to degrade a neighborhood by limiting an owners resources to maintain their property.

Thank You for Your Consideration,
Sydney Coale

From: [Melissa Cohen](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental - Manhattan Beach
Date: Tuesday, July 09, 2019 1:23:45 PM

Hello my name is Melissa and I am writing this letter in support of short term rentals by the beach. I had been periodically using my house as a short term rental in the city of Manhattan Beach, Ca until recently when the city made an aggressive ban on short term rentals without getting all the property permits from the coastal commissions. I believe they have made it a misdemeanor to either rent a short term rental or offer your house in an way as a short term rental. I believe this kind of aggression from the city of Manhattan Beach is completely out of line and unnecessary. I have had so many families use my house as their vacation spot where the whole family can be together to enjoy our beautiful beaches without being stuck in a hotel room at outrageous prices. To add to that the city of Manhattan Beach does not even have many hotels available to the public. The city has an attitude that everyone comes to their city to party and destroy, and I would like the planning commission to know that I have never experienced that. I have strict rules against parties in the house and all of my guests have been families that are in town to enjoy the beautiful beach we have to offer. Instead of an out-right ban on short term rentals the city should have made restrictions against noise and parties. I believe this aggressive action by the city is against the spirit that our coast should be enjoyed by everyone and I hope the coastal planning commission is in a position to stop the city of Manhattan beach from their aggressive behavior.

***Sincerely,
Melissa***

From: [Prasanth And Shu](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental
Date: Wednesday, July 03, 2019 3:57:32 PM

Hi there.

Im writing in support of short term rentals in the coast of CA. Many families can't afford to travel without access to short term rentals provided by private accomodation providers like airbnb and VBRO. Travel encourages spending in other areas like hospitality and local attractions.

I hope you will not consider banning short term rentals.

Kind regards
Shuang

Sent from my iPhone

From: [Ala Tabatabai](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental at the beach.
Date: Tuesday, July 09, 2019 11:36:40 AM

Hello my name is Alaedin Tabatabai and I am writing this letter in support of short term rentals by the beach. I had been periodically using my house as a short term rental in the city of Manhattan Beach, Ca until recently when the city made an aggressive ban on short term rentals without getting all the property permits from the coastal commissions. I believe they have made it a misdemeanor to either rent a short term rental or offer your house in an way as a short term rental. I believe this kind of aggression from the city of Manhattan Beach is completely out of line and unnecessary. I have had so many families use my house as their vacation spot where the whole family can be together to enjoy out beautiful beaches without being stuck in a hotel room at outrageous prices. To add to that the city of Manhattan Beach does not even have many hotels available to the public. The city has an attitude that everyone comes to their city to party and destroy, and I would like the the planning commission to know that I have never experienced that. I have strict rules against parties in the house and all of my guests have been families that are in town to enjoy the beautiful beach we have to offer. Instead of an out-right ban on short term rentals the city should have made restrictions against noise and parties. I believe this aggressive action by the city is against the spirit that our coast should be enjoyed by everyone and I hope the coastal planning commission is in a position to stop the city of Manhattan beach from their aggressive behavior.

Thank you
Alaedin Tabatabai.
310 720 5626

Sent from my iPhone

From: [alice brewer](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental discussion
Date: Thursday, July 04, 2019 6:02:21 PM

To Whom it May Concern,

My husband and I are retired. We have lived in our home for 23 years. We found renting our home part time a viable alternative to selling and moving out of the area away from our family. The taxes, and property values in California prohibit us from being able to afford to live in this State without renting. Please don't restrict this creative way of staying in our homes. The renting visitors contribute to businesses in the area much more than my husband and I could afford to do. They don't take away from hotel sales in that we rent to families that want to stay in one home where they can cook, play and relax with each other under one roof.

Thank you for considering my side of the story.

Alice Brewer

From: [Susan Hill](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental policy
Date: Wednesday, July 03, 2019 4:15:16 PM

Greetings-

I understand you will be considering the impact of short term rentals.

Short term rentals provide needed income for me so I can keep my property in West Marin. I built my home 50 years ago, I am a senior citizen and I rely on the rental income to pay my costs.

I am a member of the community and belong to several local organizations.

The people who enjoy my house have the opportunity to discover a beautiful part of California. Their presence adds funds to the local community and helps to educate them about the need to support our local national park.

I urge consideration of not placing any restrictions on short term rentals.

Sincerely,

Susan Hill

From: [Patti Grier](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental support in Cayucos
Date: Wednesday, July 03, 2019 7:12:03 AM

We are a newly retired couple from Lake City, Michigan. We absolutely love the Cayucos area and have stayed in a short term rental beach home multiple times. We enjoy eating at local restaurants and shopping at local stores, which supports your local economy. We have even considered buying in the Cayucos area, which without short term rentals, we would not have been exposed to the area. We support owners rights to do short term rentals in Cayucos.

Patti and Dixon Grier
231-295-1331

--

Patti
925.352.3010

From: [Debra Ryll](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rental Workshop - Comments
Date: Monday, July 08, 2019 4:18:22 PM
Attachments: [Coastal Commission letter.pdf](#)

Dear Board:

We, the staff and owners of Monterey Bay Vacation Rentals, heartily agree with the Coastal Commission's oft-expressed opinion that access to the California Coastal Zone should be for the benefit of *everyone*, not just the elite who can afford to live in these areas full time.

Steve Kinsey's Dec. 6, 2019 letter (attached) to Coastal Planning and Community Development Directors states: "We believe that vacation rentals provide an important source of visitor accommodations in the coastal zone, especially for larger families and groups and for people of a wide range of economic backgrounds."

We concur, and look forward to your leadership on this issue. Banning STRs discriminates against visitors of moderate means who can afford an STR but not a hotel. But affordability aside, why should *any* visitor who prefers a home-like accommodation be banned from visiting one of the most spectacular areas of California?

Short-term vacation rentals offer a choice that is sometimes preferred by families, multi-generational travelers, and groups of friends who want the comfort of a home and a kitchen where they can cook some of their meals. Many of our guests state they would not visit here at all if a vacation rental were not an option.

We believe there is room for *all* kinds of travelers and that a diversity of accommodations *enhances* our destination. Regionally and nationally, Monterey County is 2nd only to San Diego as a place to travel with children. One quarter of visitors to our area had children – and anyone who has ever stayed in a hotel room with children understands the appeal of an STR.

Vacation rentals are one of the fastest growing segments of the travel industry, as many visitors simply won't vacation any other way. The large hotel corporations who ignore the trend of customers who want a family/community experience while on vacation do so at their own peril.

Yet despite these trends, the City of Pacific Grove just decimated the number of STRs in the city's Coastal Zone (via a completely arbitrary lottery process, with no input from the Coastal Commission), and Monterey County recently issued a preliminary ordinance that is a thinly disguised attempt to ban all STRs.

By our estimate, Monterey County's proposed ordinance would ban commercial STRs in Big Sur and the Del Monte Forest—an area that covers *some 78% of all unincorporated area in the County, much of it in the Coastal Zone.*

The proposed ordinance includes a cap of ten persons per unit, "no matter how many bedrooms." Many large estate homes in the Coastal Zone have six or more bedrooms and sleep 12 or more. This requirement not only arbitrarily punishes the owners of large homes—

and the guests and families seeking to vacation in them—but it violates Fair Housing statutes.

You will hear from opponents that STRs should be eliminated as they present potential nuisances “to public health, safety and general welfare.” We can assure you that we have hosted thousands of guests from all over the world with rarely a complaint. In fact we hear the opposite: commendation upon commendation from happy guests who thank us for the opportunity to vacation together in a home rather than a hotel.

We stand against all Draconian and exclusionary attempts to ban STRs in the Coastal Zone. Let’s continue to provide *all* Californians with affordable access to the coast.

Sincerely,

Debra Ryll

DRE #02012980

MontereyRentals.com

808.652.0965 (cell)

831.655.7840 (office)

From: [John DiGiacomo](#)
To: [Coastal Statewide Planning](#)
Cc: [Lisa DiGiacomo](#)
Subject: Short term rental workshop re: AB 1731
Date: Tuesday, July 09, 2019 4:24:01 PM

Dear Sirs:

My wife and I are unable to attend the California Coastal Commission workshop in San Luis Obispo this Thursday, 7/12/19, regarding short term rentals but we are concerned and would like to be heard on this issue.

As property owners in the coastal zone in San Diego County, my wife and I strongly oppose AB 1731.

The proposed bill would severely limit our legally protected right to use and enjoy our property as we see fit and as guaranteed by the Constitution, as well as having affordable access to the coast under the 1976 Coastal Act. This bill would deprive us of our right to permit guests and visitors to enter at our discretion and economic benefit.

Our home is a two bedrooms with one and a half baths. It is a modest home that we have maintained, decorated and landscaped with love. My wife and I enjoy working in our yard, walking the beach, surfing and biking in our community. We have family in Pennsylvania, Iowa and New Mexico that without our ability to have a second residence, would not be able to visit us and have affordable access to the beautiful coast where we are lucky enough to live.

We also enjoy the fact that we are able to host many families through the short term rental industry and provide them an affordable place to stay which in many instances would be impossible for them otherwise. Families, ours included, would not ever see marine life, a pounding surf or a beautiful sunset on the ocean without paying higher prices were it not for our ability to use our home as a family oriented short term rental.

The San Diego coast is a very desirable place to live and visit and as such has had a tourism business that thrives and has fed the city, county and state coffers for years. The growth in the hotel and restaurant industry has exploded such that colleges and universities offer majors in the hospitality industry. Over the last two decades, San Diego County had an average annual increase in travel spending of 4.6%, outranking all other regions in the state. In 2016, San Diego travelers spent almost \$16 BILLION (statewide spending of \$126 BILLION) that more than doubled the 1994 spending of \$5.9 BILLION in San Diego County alone. This growth in travel spending is not coincidental to the growth of the short term rental industry.

Short term rentals are just as much a part of the hospitality industry as hotels and

restaurants and as such not only contribute tourism taxes but very high property taxes in the coastal zone that is paid by not a major hotel or restaurant chain but by property owners such as myself and wife.

We also believe that AB 1731 unfairly targets San Diego County as its “pilot program” for the rest of the state. This flies in the face of the constitutional rights of the people of San Diego County.

We appreciate the Coastal Commission’s role in providing unique access to the California coast and resolutely urge you to vote NO on AB 1731.

John & Lisa DiGiacomo

From: [Garcia Jr, Alexander](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rental Workshop
Date: Tuesday, July 02, 2019 3:09:25 PM
Attachments: [image003.png](#)

I have a question, why would public comment to the threat to Short Term Rentals be held in San Luis Obispo when the only County in California targeted by AB 1731 is San Diego? Shouldn't the work shop be held in San Diego County? It looks like there are ulterior motives at work here and not fair representation of all concerned and potentially impacted. There are large swaths of beach side communities all over California that have been havens for short term rentals for decades and anybody who purchases real estate in these areas are well aware of it because it is disclosed by the Seller's and the agents representing the Sellers. This is a ridiculous over reach of government to pick one county in the entire state to target for an issue that should be handled and voted on locally. I implore our elected officials to strongly consider all of the negative ramifications AB 1731 poses to small business, tourism and coastal access to those who cannot afford beach front properties and rely on short term rentals for family vacations.

Best Regards,

ALEXANDER GARCIA, JR.
[Senior Managing Director Investments](#)

Institutional Property Advisors	D: 909.456.3447
3281 East Guasti Road	O: 909.456.3400
Suite 800	C: 909.240.3040
Ontario, CA 91761	F: 909.456.3410
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View my profile at <http://www.institutionalpropertyadvisors.com/AlexanderGarcia>



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From: [Daphne Swedman](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental
Date: Thursday, July 04, 2019 3:13:20 AM

To whom it may concern:

I find the direction The commission
Adopted is objectionable :

- 1) private property owners Are protected by our constitution to determine the usage of their own property as long as they are not violating the zoning guidance. For example, if I am away on vacation for two weeks, I would like to have someone else staying at my place. Or if I have an extra room that I would like to share with someone else, what's wrong with that?
- 2) as a senior citizen, I have a limited income. With the property tax increasing every year along with everything else, I have to find ways to supplement my income. If by renting a room out occasionally, what's wrong with that?
- 3) with the additional renters/visitors/travelers, there are additional income generated from this Grassroots tourism business. Extra tax revenues therefore is generated for The government. What's wrong with that?

I think we all recognize the Massive exodus of the Californians to other states. Why?? Government's overreaching is one of the fundamental issues. The direction this commission is taken typifies my view point.

I do not want this letter to become too lengthy, Therefore I only raise three Points for your consideration. I hope you will take my points into account And not forcing me To become part of the exodus.

Thank you for listening.

Sincerely

Daphne Swedman
Daphneswed@hotmail.com

Sent from my iPhone

From: [Sheri Menke](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rental
Date: Thursday, July 04, 2019 1:35:21 PM

To Whom it May Concern,

I am a Southern California resident, a homeowner and a mother of five children. I have been working in the vacation rental market for about four years now. I have cleaned rentals, managed rentals and now own and manage my own short term rental property.

I was hesitant at first and was very upset when my neighbors started renting their back rooms out as short term rentals. However, after being asked to help manage and clean as a side job, i started learning about the short term rental community. I started interacting with travelers and realized it is because of these short term rentals that families and friends can afford to travel and make life long memories together. I realized what an amazing community this was becoming. Like any community there are growing pains and things to learn, but it the advantages far outweigh the negative!

By managing my own rental I am able to stay home with my children and it gives them a better life. Vacations can help people relax and distress and by making traveling more affordable through vacation rentals peoples will have a better quality of life. We being a family of seven hotel rooms Can get costly and so vacation rentals make it possible for our family to travel and bond with one another!

As a host I meet such amazing people from all over the world and it brings me such joy and peace. It helps to break down barriers and help me accept all people for who they are. I host many families from all over who meet together and make amazing memories. It is an amazing opportunity! For cities it brings in tourism and money.

Please do not ban short term rentals! I think people are just afraid of something that is new. Please educate yourselves and others about short term rental communities before shutting us down! You will be surprised just as I was that it is amazing opportunity for all people to travel, work and live!

Sheri Menke

From: [Charlotte Masarik](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals - CCC Workshop on 7/12
Date: Thursday, June 27, 2019 6:02:41 PM

California Coastal Commission
45 Fremont St, Suite 2000
San Francisco, CA 94105

**Ref: California Coastal Commission Joint Workshop July 12 – STRs and SLR
Item III – Short Term Rentals**

Good Afternoon Coastal Commissioners:

We support the amended LAGUNA BEACH SHORT TERM RENTALS ZONING ORDINANCE, **and we oppose SHORT TERM LODGING in our Residential neighborhoods.**

We live in a SAFE and STABLE R1 neighborhood with long-term residents, young and old, and their families. We don't want "touristification" and commercialization in our residential neighborhoods which we have experienced is incompatible and unenforceable. We do not want to police our own neighborhoods.

Property rights are not unlimited. Property rights include a respect for zoning and Laguna's residential zoning code clearly prohibits commercial activity in residential zones. The property rights of those living in residential zones include the right to be able to rely on the zoning protections that preclude commercial activities in residential zones and foster the quiet enjoyment and SAFETY of our homes.

As an elderly couple on a fixed income we know we can legally rent out rooms for 30 days or more if we should ever need to, and by renting to a local would help offset the loss of the long-term rental stock.

We are pleased that you are aware of the short term rental issues in our Coastal Communities as per your status update which we have read.* We urge

you to let us keep our residential peace and harmony and the security and protection of knowing our long-term neighbors by not allowing Short Term Rentals in the Residential R1 Zone.

We appreciate you understanding our daily lives in Laguna Beach and all our neighboring coastal communities whilst giving good public beach access to all those who do not live here.

Thank you and sincerely, Charlotte and Alex Masarik
761 Oak Street, Laguna Beach, CA 92651. 949-494-1630

* Alteration of community character by introducing lodging into residential neighborhoods; Impacts on affordable and workforce housing; Parking and transportation congestion impacts; Enforcement issues; Overburdening of water, sewer and other public utilities and services; and, Management issues such as numbers of occupants and overcrowding, noise, trash and special events.

Charlotte Masarik
949-494-1630 Land
949-295-8040 Mobile
charlottemasarik@cox.net

From: [Charlotte Masarik](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals - CCC Workshop on 7/12
Date: Tuesday, July 02, 2019 5:00:39 PM

California Coastal Commission
45 Fremont St, Suite 2000
San Francisco, CA 94105

**Ref: California Coastal Commission Joint Workshop July 12 – STRs and SLR
Item III – Short Term Rentals**

Good Afternoon Coastal Commissioners:

We support the amended LAGUNA BEACH SHORT TERM RENTALS ZONING ORDINANCE, **and we oppose SHORT TERM LODGING in our Residential neighborhoods.**

We live in a SAFE and STABLE R1 neighborhood with long-term residents, young and old, and their families. We don't want "touristification" and commercialization in our residential neighborhoods which we have experienced is incompatible and unenforceable. We do not want to police our own neighborhoods.

Property rights are not unlimited. Property rights include a respect for zoning and Laguna's residential zoning code clearly prohibits commercial activity in residential zones. The property rights of those living in residential zones include the right to be able to rely on the zoning protections that preclude commercial activities in residential zones and foster the quiet enjoyment and SAFETY of our homes.

As an elderly couple on a fixed income we know we can legally rent out rooms for 30 days or more if we should ever need to, and by renting to a local would help offset the loss of the long-term rental stock.

We are pleased that you are aware of the short term rental issues in our Coastal Communities as per your status update which we have read.* We urge

you to let us keep our residential peace and harmony and the security and protection of knowing our long-term neighbors by not allowing Short Term Rentals in the Residential R1 Zone.

We appreciate you understanding our daily lives in Laguna Beach and all our neighboring coastal communities whilst giving good public beach access to all those who do not live here. [Keep up the hard work.](#)

Thank you and sincerely, Charlotte and Alex Masarik
761 Oak Street, Laguna Beach, CA 92651. 949-494-1630

* Alteration of community character by introducing lodging into residential neighborhoods; Impacts on affordable and workforce housing; Parking and transportation congestion impacts; Enforcement issues; Overburdening of water, sewer and other public utilities and services; and, Management issues such as numbers of occupants and overcrowding, noise, trash and special events.

Charlotte Masarik
949-494-1630 Land
949-295-8040 Mobile
charlottemasarik@cox.net

From: [Mary Fitzurka](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals - Hearing SLO
Date: Monday, July 08, 2019 1:59:38 PM

We have a home on Ocean View Blvd., in Pacific Grove. This home was purchased as income property after we sold land in Imperial Valley that has since been put into solar energy panels. We still reside in El Centro and have no plans to leave this area.

We felt we could buy this home as an income property and also by doing short term rentals we could also enjoy the use of it during the times it was not rented. We, our family and a few friends have been able to stay there. We have even donated stays for silent auctions to the Imperial Valley Desert Museum and also the Imperial Valley Food Bank. We have also become members of, and support the Monterey Bay Aquarium, Pacific Grove Museum of Natural History and the Monterey Bay Chapter of the American Cetacean Society.

As a short term rental, our home is usually rented by multi-generational groups for a few days stay in this area. As one of the few homes on Ocean View Blvd. that is single story we also have families with elderly members who cannot easily use stairs. We actually purchased this home and plan to keep it a single story home. The home is easily reached from the carport with just a threshold to go over as you go in the back door. It seems the trend in this area is for the homes that are purchased are remodeled and go up at least one level.

I believe there is a need in this area for these types of rentals. People who stay here can just look out the front windows and enjoy the view and watch the area's wildlife and natural beauty.

A family can be comfortable with a living area, kitchen and bedrooms. This works so well for those with young children. Many of the people who stay do not move their cars because so much is within walking distance.

We hope that the Coastal Commission continues to support all types of short term rentals in Pacific Grove and the Monterey Bay area.

Mary Fitzurka
1205 S. 19th St.
El Centro, CA 92243
mnfitzurka@yahoo.com

STR- 197 Ocean View Blvd.
Pacific Grove, CA 93950

From: [Kay Keating munn](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Thursday, July 11, 2019 1:44:49 PM

Hi

I bought my home in a R-1 zone. There is a reason for zoning!
I do not want to live in a commercial zone.

Please do not allow Short Term Rentals in residential zones.

Thank you!
Kay Keating
1158 Catalina Street
Laguna Beach

Sent from my iPhone

From: [Brenda Campbell](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Friday, July 12, 2019 1:46:16 AM

Please do not vote for AB1731. We have been visiting San Diego for over 50 years, availing ourselves of short term vacation rentals. It is the best and cheapest option for families visiting and spending money in San Diego. Hotel lodging is too expensive for larger families which require two rooms. With small children, having two separate rooms is not viable and having no kitchen facilities is inconvenient for a holiday.

We are a family presently residing in UK, but have 3 children who need to experience and appreciate California, my home state and their American roots. We have a home in San Diego to permit us extended visits with friends and family and to allow our kids to experience being American. We intend to spend our retirement years in San Diego and our kids may attend university here. We use our home as a short term rental when we are not using it. It provides employment to local community members and permits families to enjoy San Diego and to spend tourism dollars locally.

Our neighborhood has been vehemently opposed to STVR and have harassed us constantly despite very conscientious management of the property and no significant complaints. In fact, one neighbor has sued Mayor Faulconer in San Diego for allowing STVR. He also sued us for some bogus complaint which was settled in our favor and made to pay damages. We have turned away thousands of dollars in rental income by screening out parties which we think might create noise complaints, ie, all adult or single gender parties. The neighbors treat us as if we are just out of town landlords cashing the rent checks. In fact, we have improved the house, keep it well maintained and raised their property values by paying a significant price for our home. We pay property tax, business tax and TOT. We manage responsibly and employ plumbers, management services, cleaners, gardeners and others in the community. Banning STVR will not make the problem go away. It will just go underground. This ban needs to be removed once and for all and allow people to enjoy their private property rights. It will cost the state to defend this bill, wasting taxpayers money when it will ultimately be overruled as did San Diego's City Council ban which was overridden.

Our San Diego home is a second home but a first and only home in the USA. We will be using it more and more as retirement approaches and our kids become independent. We could rent currently to 4 or 5 20 year old college students 9 months a year where noise levels and traffic would be significantly more bothersome to our neighbors than vetted families visiting for a long weekend. The house is empty 40- 50% of the year so our neighbors have no noise at all.

Removing the option for STVR in San Diego is a violation of private property rights. This bill is just another effort by the hotel lobby and anti STVR folks to impose restrictions on private property rights, diminish free trade and eliminate options for fair lodging to families all over the USA.

PLEASE VOTE NO and support your constituents rights to home ownership and private property rights.

Sincerely,
Brenda Campbell Hubbard

Sent from my iPhone

From: [Jonette Hodson](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Wednesday, July 10, 2019 3:38:17 PM

To whom it may concern:

Hello, my name is Jonette and I am submitting this request to share my opinion on the ban of STVR. I am a home owner in Huntington Beach since last year. My husband and I also owned a home in Manhattan Beach for 7 years. prior. Both homes I have rented short term so I can pay the taxes and insurance. I am not submitting this for you to hear my story of how I make money on it, I am sharing my opinion concerning the thousands of families that will not be able to take vacations at the beach, (at least in a clean well kept a home.) because they cannot afford a hotel. I say this because I was one of those families for 25 years until we were fortunate enough to buy a home of our own near the coast. I was born in Santa Barbara and raised in SoCal. Hanging out at the beach was what we did as kids, cheap, fun and great weather. As I became an Adult and had my own children, I wanted to share the fun and excitement of being at the beach with them. With five kids there was never a way to rent a hotel for everyone on our budget. So we rented vacation homes on VRBO in Newport Beach for 15 years. We then started moving up and down the coast renting other places. Thank goodness for the wonderful families that were willing to share their homes with us. We have many, many family memories at dozen of different homes up and down the coast. Many homes were not suitable for us they were not as clean, or well kept as I would like for my family. This would be the only change I would make in the STVR. To have an inspector at each home prior to listing it on a vacation site. There should be standards, such as a noise monitor, a full set of pots and pans, extra sheets, more than two spoons, clean Mattress's etc. My husband and I spent 6 months setting up our home and remodeling it spending well over 100k of improvements. All to share with our family and other families wanting to make memories and have fun beach coastal vacations. I consider our home a 5 star rental and it is listed on luxury sites. With that said, every home should have a noise monitor as ours does, cleaning crew that makes the home spotless, maintain the bikes and TVs etc.

The California Coast line is iconic! It is known around the world as one of the most beautiful places to live and visit . Just because those people that are fortunate enough to inherent a home on the coast, or are able to afford to buy one and live here full time, does not mean they should be allowed to monopolize the coastline. Many of them that advocate against STVR say it's too noisy, too many people.. no parking in front of my home, neighbors having parties.. well guess what? That's what the beach is! It's is here for people to have fun and enjoy the fresh air, scenery, and public use of the beaches. I know of many cities and property owners that have tried to privatize the public beaches, and thanks to the CCC they have failed. The people that live near the coastline need to remember they live in a fish bowl. If you choose this life style, then what comes with it is the noise, crowded neighborhoods, no parking, music and laughter! If you don't like it, then move. The beach belongs to everyone not just homeowners. I am here to advocate for a positive experience with STVR, there is always room for improvement. Lift the ban on STVR and allow families to make memories on the California Coastline, Spend money in the cities, grocery stores, small business, parking etc. Collect the occupancy tax and put it towards improving the beaches, bathrooms, shoreline that is eroding in Huntington Beach and probably elsewhere. My former property Mgr in Manhattan Beach sat in a city council meeting a few years ago where they were banning STVR, he was advocating for them to stay in place. As soon as they changed the subject it was on how to fund the library and many other public city areas. They turned down over 250k in occupancy tax dollars a year just for South Bay Area.

This is a no brainer. Collect

The money, let the guest of these homes spend their money in the cities they are visiting. Send citations to those that are not staying within the boundaries of noise. Build a new standard for STVR and keep it in place! I am hoping this will help you understand the importance of STVR to all, not just those trying to make money on a Rental property. I appreciate your time and your consideration by listening to my side advocating to lift the ban on STVR for all of the beautiful California Coastline.

Thank you for listening..

Sent from my iPhone, so please excuse any errors.. Sincerely, Jonette Hodson

From: [Jean Young](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals along the California Coast -- Public Comments 7/12/19
Date: Friday, July 12, 2019 8:40:54 AM

My name is Jean Young and I am a 30-year resident of Long Beach. I'm 62 and work as a project-based freelance technical writer so I have experienced income ups and downs, but always kept my property intact and well maintained. I did that by taking on extra freelance work and home sharing to supplement my income.

I have hosted guests from the five continents – young and old -- who otherwise would not visit the California coast because they could not find affordable lodging. I am on site, vigilant about what happens on my property, and mindful of neighbors and my beautiful community. I encourage my guests to explore and shop locally -- and they do. The money I generate from Airbnb allows me to maintain and upgrade my home and pay property taxes. Economically and culturally, the exchange has been vibrant and healthy -- for my guests, for me, and for the city of Long Beach. Given the multiplier effect, guests and the businesses they frequent circulate roughly \$15 million a year in the local economy.

If effectively managed, short-term rentals of residences can provide homeowners an additional opportunity for income to hold on to their residences and invest in upkeep, which can support neighborhood stability and vitality.

I encourage the California Coastal Commission to support a welcoming

regulatory environment, so that the state has the opportunity to benefit even more.

As a co-founder of the Long Beach Home Sharing Group, we support legalizing STRs and enabling the city to collect a transient occupancy tax of 12% percent for the city. The city is working with Airbnb and other platforms to register hosts, and to set rules to identify and de-list the bad actors – noise and nuisance properties. They are restricting the ability of large scale investors to swoop in and buy up everything with caps on multi-family developments. In my city of Long Beach 80% of hosts earn modest extra income and have just one listing. The 2028 Olympics will be here before we know it, bringing athletes and tourism to Long Beach, where several water events are planned. The city is forward thinking in finding a way to accommodate those visitors by allowing small hosts to welcome them.

From: [Cassie Smith](#)
To: [Coastal Statewide Planning](#); [Buena Rentals](#); abrown@buenapark.com
Subject: Short Term Rentals Along the Coastal Zone
Date: Friday, July 05, 2019 7:25:49 PM

Dear Statewide Planning,

I am reaching out in support of Short Term Rental (STR) owners. We are part of a community in the beginning stages of regulating STR's and as such know how important it is for everyone involved in this type of business to reach out and support one another. I personally operated an STR in my town prior to the Ban in May 2019. Our coalition is currently working with the City to regulate instead of ban STR's outright. You can find out more about that at <http://www.buenaparkstr.com>.

Starting in March 2019 and until the ban in May 2019, we utilized unused rooms in our home as a STR through Airbnb intending to use the profits to remodel our kitchen and maintain the exterior of our home. This would increase home's value and therefore our neighborhoods value, allows us to utilize local contractors and keep money in our local economy. We also intended to use it to pay our home off sooner resulting in a stronger economy and decreasing any chance of foreclosure. It would also help to increase our savings for retirement, meaning we wouldn't be dependent only on Social Security. And last, it would allow us to travel and keep in close contact with our extended family in Washington and Northern California.

As a STR host, we are able to check on the granny flat after each rental. This means that we can maintain the space regularly. We can choose when we want renters and when we don't (i.e. when we are away on vacation). It means that we can have a home-based business already in place when my mother retires in a few years. As responsible STR hosts, we make sure that our renters are quiet and respectful to our neighbors. We do not allow parties or guests of renters to stay overnight. We have the ability to stop the rentals at any time, for any reason. We can contribute to the local economy through the TOT tax, by bringing additional visitors to our city, paying taxes, increasing the need for jobs, making sure that our economy continues to thrive.

I know that there is a lot of controversy regarding STR's, however, this is a way for California citizens to maintain a way to live comfortably in our State, the 2nd highest cost of living according to CNBC in July 2018. The only way for some homeowners to be able to afford a home is to rent out parts of their homes. These are small, home-based businesses that will ebb and flow with the tourist season, but will enable more people to live permanently in California.

Sincerely,
Buena Park STR Coalition Member
Cassandra Elliott
Buena Park, CA

From: [Patrick Pagnucci](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term rentals Central Coast
Date: Tuesday, July 09, 2019 4:50:56 PM

To Whom it may concern,

Our family has been using short term rentals since 2006 when my daughter graduated from Cal Poly. We decided to rent a beach home for the family in Cayucos. We absolutely fell in love with the area. The physical beauty, the multitude of things to do, and the relaxed atmosphere of the area bring us back every year. I have stayed in hotels in the area before but the experience is just not the same. The ability to rent a home in the area makes us feel like temporary residents. We love to go wine tasting, brewery hopping, and have our favorite places to eat and visit every year. We shop at your grocery stores, farmer's markets, and shops and boutiques. When we are not spending money in your area we love to relax on the beach or enjoy the ocean view from our rental. Much of this would not be the same if we had to rent a hotel room. The bottom line is if we were not able to enjoy the area from a short term rental (beach home) we probably would have to search for another area to enjoy.

I'm also a bit of a libertarian and feel that a person should be allowed to do what they want to with their property, as long as it doesn't harm or interfere with any one else. The area we rent in is full of STR's and we have never had any problems with that in the neighborhood. I'm also afraid some of these STR's depend on the ability to be rented in order to be afforded by their owners. If you take this ability away from the owner you may start to see some homes put up for sale causing home values to drop, causing tax revenue to fall, which can affect the local economy, etc., etc. The fact is STR's help your local economy while doing no harm to your communities, not to mention people like me and my family would not have the pleasure of enjoying and bringing commerce to your communities. You have a great thing going in your area, please don't ruin it.

Thank You

Patrick Pagnucci
(A long time, part time resident of your area)

From: [Pat Yurcho](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals in Cayucos
Date: Tuesday, July 02, 2019 8:29:36 AM

Dear Commissioners,

Thank you for asking for input and for what you do to help the public in accessing the beautiful CA beaches. I am writing to encourage you to keep access to these beautiful areas available to all Californians as well as out of state and international visitors who desire to come on family vacations to the coast and rent homes short term from owners and or property management companies. It is the only way some of these hard working people can afford to visit these areas and provide their families with the opportunities to visit beaches. It also provides income to community businesses as well as owners who often must rent their homes to help pay high taxes.

We came from Virginia with family to visit the state of CA and enjoyed our short time in Cayucos and the Morro Bay area. While hotels are great for a few days, families need more space only a short term rental at a home can provide and our family loved "our house" in Cayucos.

Please consider continuing to allow short term rentals so all can affordably come and visit your beautiful state!

Sincerely,
Pat and Mike Yurcho
Greenbackville, VA

Sent from my iPhone

From: aellett1511@gmail.com
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals in Laguna Beach, Ca.
Date: Monday, July 08, 2019 12:19:51 PM

We encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet it offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you very much,
Anne Ellett
1511 Bluebird Canyon Dr.
Laguna Beach, Ca. 92651

From: [Lisa Morrice](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals in Laguna Beach
Date: Sunday, June 30, 2019 12:53:39 PM

Hello,

I'm writing you today to express my opposition to short-term rentals in Laguna Beach. Short-term rentals impact our quality of life on so many levels: property values decrease, parking and traffic worsen, noise levels increase, and there is the potential for more crime and theft in our neighborhoods. Please oppose short term rentals in residential areas in Laguna Beach.

Thank you.

All best,

Lisa Hine-Morrice

From: [Vidi Revelli](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals in San Diego
Date: Wednesday, July 03, 2019 3:07:24 PM

Wanted to write a quick note in support of short term rentals in our communities.

I have been involved in the short term rental business for 7 years and have been fortunate enough to build relationships with so many families that come here for their vacations, medical treatments, schooling and other reasons.

We stay in touch with all of our neighbors and are always accessible to them should they need to get in touch.

My family depends on this income and business to thrive and we are so grateful for the opportunity.

We are in favor of reasonable rules such as a 3 day rental minimum which would very much help cut back on any problems that arise from short term rentals.

Thank you for taking a minute to read my email I know families love to visit and be able to stay with each other in an affordable way.

All my best,

--

Vidi Revelli
Compass
vidihenely@gmail.com
Direct 619-990-7703
7863 Girard Ave Suite 207
La Jolla CA 92037
www.vidirevelli.com



From: [Nancy Warner](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals in the Coastal Zone
Date: Wednesday, July 03, 2019 7:29:19 PM

Attention Coastal Commission

I implore you to reconsider any ban on STR's in the coastal zone.

For years now the prime coastal properties have been purchased by wealthy individuals and massive corporations. The former often purchases then as second homes and these homes often sit vacant for the majority of the year and benefit no one, neither working families or hardworking shop owners. The massive corporations buy up the coastal areas to develop high-end resorts. Neither of these scenarios offer families even a remote possibility of experiencing our fabulous coastal areas. I thought that was one of the main purposes of the Coastal Commission.

Yes, I am a vacation rental owner and operate a vacation rental in Carlsbad by the beach. We have never had a complaint against us, we are licensed, we pay hotel tax, and we employ all local services, i.e. house cleaners, carpet cleaners, contractors, electricians, window cleaners, etc. on a regular basis. In addition, families from all over have enjoyed the marvelous Carlsbad beaches and the Village. These are guests who are out shopping and dining every day of their stay and taking in all the main attractions, including Legoland. All for an average whopping \$55 per night per person for a large, fully stocked home that is set up for children and adults.

Please do not let the large hotels convince you that these STR's are taking away their business. Our guests would not take the family vacations they do if it was not for affordable, short-term stays at the beach.

Thank you.

Nancy Warner
Vacation Rentals
BRE License #01063840
Cell: [951-205-7637](tel:951-205-7637)

From: [Rustigan, Jacci](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals in the Coastal Zone
Date: Monday, July 15, 2019 2:20:16 PM

Good afternoon:

Thank you for taking a few moments to review my comments. We appreciate that the Coastal Commission is diligent in its efforts to continue to allow affordable access to properties in the coastal region.

In Monterey County, the local planning agencies have currently written to ban all STRs in Del Monte Forest and Big Sur. I am not aware of the process that occurs from the planning stages to the commission approving or denying. Currently, a ban has also been enforced at Del Monte Beach in Monterey, CA (100 letters were sent out to the current STR owners) and is being enforced without YOUR approval and/or until the ordinances are passed or not by the Coastal Commission.

I know how very busy you all are and I thank you very much for your attention into this matter. I attended the workshop on Friday and was in awe with some of the issues that are currently on your agendas. Short term rentals are a drop in your bucket, however these issues are affecting real people and our livelihoods.

We appreciate you very much.

Thank you,

Jacci Rustigan
Pebble Beach, CA

From: [Kris Dahlin](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals near the coast
Date: Tuesday, July 09, 2019 2:20:21 PM

We support both Los Angeles and Santa Monica limiting STR to owner occupied 1 unit.

Please help us preserve our communities.

Kris Dahlin
Venice Ca 90291
310.560.4194

From: [Cinzia Meehan](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals Santa Monica
Date: Wednesday, July 10, 2019 2:29:19 PM

Dear Staff,

I am currently a manager of a building directly across the street from Santa Monica Beach. We are currently renting the units for a minimum of 31 days according to Santa Monica city law. In the past the owner has rented short term and there were many families who rented and enjoyed the beach, bicycling up the path, walking to the Santa Monica pier, spending money in the local restaurants etc. Now we rent to corporations who have workers come in for a few months at a time. Basically when you eliminate short term rentals you eliminate the number of families that can enjoy the beach. Only a few adults enjoy the area now.

Hopefully the Coastal Commission can change the current ordinances. The taxes paid to the city could be used to building low income housing. Along with the funds they are currently using to pay attorney fees and city workers perusing short term websites.

Thank you for your consideration,
Cynthia

From: [David Garrison](#)
To: [Coastal Statewide Planning](#)
Subject: short term rentals
Date: Wednesday, July 03, 2019 10:54:08 PM

I support short term rentals in california. I believe in the freedom in a democracy to rent out ones own property when its basically not affecting the neighbors in anyway. Also short term rentals allow families from throughout america and the world to experience the ca coast in a way they couldn't through a hotel experience.

sincerely david podleski
ocean dr oxnard ca 93035
310-801-3324

From: [Ruth Grau](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Friday, July 05, 2019 9:53:48 AM

To Whom It May Concern

We understand that you have some concerns over Short term Rentals and I really want to encourage you to find some suitable solutions instead of banning this great source of both income for the owners and areas businesses and the cities through taxes. There are many things that can be done to make rentals great for everyone like limiting the number of people staying or coming to the rental, mandating noise level monitors, rules about car parking and trash days. Have a hotline for complaints and ensure owners have close by managers of the property. We have owned 2 rental properties for 3 years and have never had a problem. We have never had noisy guests or issues with neighbors. How many actual complaints have you had and how many rentals is this from? Short Term Rental's increase businesses but adding more consumers who spend more money so the entire community prospers. Honestly there is a way for locals to have the environment they want with the perks of a prospering neighborhood.

Kind regards
Ruth

Ruth Grau
President

Springboard Vacations, Inc.
2001 Artesia Blvd, Suite 102
Redondo Beach CA 90278
Reservations: 1.866.447.7746
T: 310.379.7600 ext 200
F: 310.379.7610
E: ruth@springboardvacations.com
W: www.springboardvacations.com

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From: [Thomas Tunberg](#)
To: [Coastal Statewide Planning](#)
Subject: Short term Rentals
Date: Tuesday, July 02, 2019 9:57:02 AM

As an owner of a house that offers short term rentals, we provide access to the coast for groups of people who otherwise would not be able to afford a visit to the coast. This is a vital function that all owners of short term residence owners near the coast provide. Contrary to the myth that short term rentals compete with hotels, we provide access to the coast to families who otherwise would simply not be able to afford the journey.

There is another consideration also: this house is our property, and we should be able to rent it as we see fit. Since we also use the house ourselves, and rent only a part of it, we are not able to rent it on a long-term basis, so for us, short-term rentals are the only way we can rent our house.

Many owners of short term rental properties are in our position, and our legitimate interests must be taken into account.

Thank you,

Thomas Tunberg

From: [Ashkan Alborzian](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Friday, July 12, 2019 7:59:46 AM
Attachments: [image001.png](#)

Hello,

I understand that the California Coastal Commission is hosting a short-term rental workshop today. Although I cannot be there as I have to go to work, I want to drop a small note about my experience as a host to a coastal short term rental in San Diego County.

The one thing that stands out to me as a host is how often I'm shown gratitude by my guests, who are usually families of 3-4, explaining that they would never be able to afford to stay so close to the waters of San Diego without my short term rental unit. It warms my heart when I see people drive from all over the country (and even out of the country sometimes) and spend 3-4 or even 10+ days at my small studio along the Mission Bay. These people cannot afford to stay at the very expensive coastal hotels in San Diego. I am so proud to be able to help them...

Furthermore, my wife was diagnosed with Stage 4 Glioblastoma (the most deadly form of brain cancer) at the age of 36. We had just started mortgage on a home and expenses and finances were tight. It was after this occurred that we turned to short term rentals to help us make ends meet because obviously she had to stop working. We were able to make roughly \$500 more per month by doing a short term rental vs. a long term rental. And that \$500 was money that we desperately needed to make sure we didn't fall behind on our mortgage while my wife was out of work. The stress of having to figure out another means of income on top of the stress of cancer would have further negatively effected my wife's health. We owe a great deal of our success through this process to the fact that we were able to short term lease our studio to make ends meet.

Please do not take away my right to rent my unit to whom I want, for the durations that make sense for me.

Thank you.



Ashkan Alborzian
License #0F46309
C3 Risk & Insurance Services
858.472.0070
Carrie Conejo (Service Assistant): 619-385-6229

From: [JoAnn Kelley](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Tuesday, July 02, 2019 8:18:18 PM

My husband and I are retired and are Airbnb hosts and have been since 2014. We live in El Segundo, California, about 1/4 mile from the beach, which is about a 20 minute walk. Our home is such that it can be separated by a locked sliding door, allowing a separate entrance for guests to occupy a 1200 square foot part of our home and they can come and go without disturbing us. We have had many families from other parts of the country and the world who have selected our home in particular because of its accessibility to the ocean and the fantastic bike path that runs all along the coast. We provide bikes and beach chairs and umbrellas to our guests and get rave reviews from the people who have expressed appreciation for the opportunity to visit the beach, watch the sunsets, and play in the ocean.

We "also" love the beach and seek out coastal Short Term Rentals ourselves when we travel to other parts of the country. Nothing can compare to looking out over the ocean at different times of the year and the day to realize we do not all have to be packed together in a crowded, stuffy city. On weekends the nearby highway that leads from inland cities to the beach becomes almost a parking lot as so many families try to escape the heat and get some breaths of ocean air. There are so many expensive, massive homes that line the beaches and capture that experience for themselves with no regard for sharing. There are not that many hotels that provide these kinds of accommodations and those that do charge a ridiculous rate and parking fee . . . again keeping our beautiful ocean and white sandy beaches away from so many.

Even though our rental space does not have a kitchen, only a coffee pot and small refrigerator, it provides exactly what so many people are looking for as they come to visit family, or go to beach weddings, or other coastal events. We provide a special parking place for our guests where they will not take up public parking and our neighbors all know we are doing this. Our guests tell us our neighbors all are friendly and warmly greet them as they come and go.

We have met many wonderful people and learned about their way of life and personal goals. While we do not do this for the money we make, we have used the money to add solar to our home and install air conditioning as well as upgraded landscaping. Since we are retired and our children have moved on, that part of our home would sit there empty year after year if we were not offering a short term rental. We would be here by ourselves cut off from others who are still working and we would have no ongoing exposure or interaction to the many walks of life that arrive. When someone stays in your

home, you take a special interest in them and they in you. This alone adds immeasurably to our retirement years and gives us the satisfaction of inviting others into our home to see what we feel is a lovely, creative suite of rooms, and to hear their reaction. When we want to plan family events and/or open our home up at special times, we just block the dates and our home is private again. We are very appreciative that short term rentals have become popular, as it has added so much to our quality of life and kept us connected in such a good way. Everyone wins . . . the guest because of the variety of locations plus lower rental rates . . . the host because of the opportunity to make some extra money to keep up with rising expenses . . . the community because of the increased spending at restaurants and shops in residential areas. What do Short Term Rentals take away???

We strongly urge the Coastal Commission to consider the part that Short Term Rentals plays in supporting everyone's access to the beach and ocean. Nothing can compare to the feeling of freedom and adventure that is inspired when one visits the beach. Please help in keeping Short Term Rentals legal and available along the coast.

From: [constantine vlahos](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Tuesday, July 02, 2019 2:16:16 PM

Dear Coastal Commission,

Please allow people to share their homes with travelers. This is power to the people. We people are perfectly able to share and exchange goods and services without the intervention of Big Brother.

Must you restrict commerce to only large, faceless, international corporations who have hijacked our country?

Please give ordinary citizens an opportunity to stay in a home rather than restrict them to hotels only. It's good for the economy and all participants. Everyone benefits except the corporate behemoths.

Sincerely,
Constantine Vlahos

From: [Victoria Goodwin](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Tuesday, July 02, 2019 8:57:37 AM

I'd just like to voice my opinion that for me, it is important to keep alive the STRs in the SLO area.

I have a vacation rental home that we LOVE and since we're not rich, it helps us to rent out the house when we are not using it. That also brings joy to others who can make it their short term home.

I'm grateful that we can share our home.

Victoria Goodwin
Owner of a home in Cayucos

From: frlr26@comcast.net
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Monday, July 01, 2019 7:11:56 PM

We would like to express our opposition for the substantial proposed/considered tax increase for "Short Term Rentals" on the central coast. Every year we spend at least one week and well over \$3,000 renting a beachfront cottage in Cayucos. During this week we have at least three dinners at central coast restaurants in Cayucos: San Luis or Pismo and buy lunches almost daily in these locations. Additionally we buy items in various stores and shops in these same areas and a tank of gas when we leave. It's safe to say we spend at least another thousand dollars during that week.

A substantial tax increase on our rental will limit or end our financial ability to continue visiting the central coast.

Frank & Lisa Ross

Fresno, Ca

From: [Bonnie Hano](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Sunday, June 30, 2019 11:00:48 AM

Short Term Rentals in R1 zones simply destroy the peace and quiet and the ambience of the neighborhood. Please do not allow them.

Bonnie and Arnold Hano
1476 Santa Cruz
Laguna Beach, Ca. 92651

Sent from my iPad

From: [Liz Mosher](#)
To: [Coastal Statewide Planning](#)
Subject: short term rentals
Date: Wednesday, July 03, 2019 3:41:07 PM

We own a place on the ocean and have had it and rented it for more than 50 years. Our current association has grandfathered us to continue renting but has banned others from starting this practice. This is very discriminatory towards people who cannot afford a place like this themselves and can only rent for 1-2 weeks per year. It makes these places too expensive to keep if you need the extra income to help cover the mortgage payment and expenses. It also affects full time live ins as they start to complain about the deck noise too loud or lights on too long or kids playing as new neighbors for a week of pure fun on vacation. Please don't find another way to keep the public from enjoying what seemingly is more often just for the very wealthy. It has worked fine for owners and renters for 50 years; don't let a few rotten apples ruin vacations for the 99% who can rent these places short term.

Liz Mosher
Monterey Dunes Colony
Castroville

--

Liz Mosher

From: france@viewbyview.com
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Wednesday, July 03, 2019 5:01:46 PM

To whom it may concern,

I have a short term rental in Kentfield, CA. It has a separate entrance and I provide parking in my driveway for guests. 80% of my guests are elderly people visiting children and grandchildren and for that reason I do not charge more on weekends or holidays. I do not believe that people should be penalized for wanting to be with family during the holidays. All of my neighbors on my street are aware of my short term rental and I have never has a single complaint nor have I had a single bad experience with my guests. They have all been quiet and respectful and had I not informed my neighbors, they would not even be aware that I had a short term rental property. I am a single mom still supporting two college age kids and I could not afford to live here without the income from the short term rental unit. I am providing a service to visitors who prefer a more personal and well appointed place to stay – the unit has a full kitchen. I also accommodate residents from the area undergoing renovations – again providing a “home away from home” that staying in a hotel room cannot provide.

Sincerely,

France Israel
Kentfield Haven
Quiet, Cozy and Conveniently Located
*Touch or hug a redwood tree
right outside your window*

415 359-4494

From: [maureen clarry](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Thursday, July 11, 2019 6:21:15 AM

With respect to your planning related to short term rentals in California, I would like to offer the following perspective:

I am both a traveler and an owner of a short term rental. Both are very valuable to me.

We have a large family and it makes it possible to enjoy different communities and still be able to cook, do laundry, and be together. Hotels do not provide the same experience or the same affordability. Of course, we respect the property and the neighbors and follow the rules that are established.

As an owner of a short term rental, we follow all the tax and local business regulations. We are committed to ensuring that our renters adhere to being good neighbors and pay attention to noise and parking issues. We have rented to families attending local weddings, people who are working on a short term basis, families who have medical issues visiting local hospitals, families in town for graduations and family reunions. We do not allow events at our property and have never had any issues. If there is some perception that all short term rentals are overrun with people that are there to "party", that is not accurate and does not represent our experience as renters or tenants.

I recently read an article saying that home stays are the "new NATO" because of the relationships that are developed. That is very true of our experiences in traveling around the world. We have gotten to know our hosts and our guests. We have experienced the hospitality of other people around the world and have had the opportunity to show our hospitality to our guests in promoting the local environment.

If there are properties that have created problems, figure out a way to deal with the problems. If the property is not being maintained or there are parking or noise issues, those are the problems. Renting for a short term is NOT the problem. People that are maintaining their property and enforcing reasonable parameters should be able to use their property as they see fit.

Thank you for your consideration.

From: [Mercy Nagel](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Wednesday, July 03, 2019 9:10:59 AM

Hello,

I am a home owner in Arroyo Grande and short term user international and nationwide. I am also a travel ER RN nurse, the reason I use short term rentals. I usually have 3 months contract for work. Most renters do not have short term rentals and need 6 months- 1yr lease. I am not sure if anyone else enjoy the cooking and comforts of home after a long day of work. I do and hotels will not provide me with what I need after my work. While I am gone for months, I do short term rental so that my house is not idle attracting people for months of no use. I also like to welcome people in my space for same reasons I use short term rentals. It boost my income due to the fact that mortgage from one income is high and any little income helps. I am in support of short term rentals all the way for those reasons. Homes are cleaner than staying in hotels overall. People will always makes choices as to where to eat, sleep and how to commute, Lyft vs taxi cab. It is just the way the new world is and will continue to evolve. Thanks,

Mercy Nagel

From: [Janice Howard](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Monday, July 08, 2019 6:23:15 PM

PLEASE protect our residential communities where we live and raise our children and DO NOT turn them into commercial hotel zones.

We bought in our neighborhood because we wanted to raise our family with neighbors we knew and trusted. Renting out to strangers on a short term basis destroys that tight knit community feel and trust.

Why are you even thinking of making my neighborhood a commercial zone? Don't you like knowing your next door neighbors where you live?

Why treat us any differently because we own property near the coast?

Janice Howard
Owner/Innkeeper
Mobile: 619.405.7500
CORONADO CARRIAGE QUARTERS

From: [Marj and Herb](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Tuesday, July 02, 2019 3:59:48 PM

Short term rentals make it possible for me to enjoy a great holiday in California. If I faced a hotel bill for a vacation, I'd be staying home!

*Marj Wilkie,
Vancouver Island*



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From: [Elaine Genasci](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Monday, July 08, 2019 10:59:22 AM

Hello:

I support short term rentals in the San Luis Obispo County area.

Thank you,
Elaine Genasci
462 Chorro Street
SLO, CA 93405
805-458-3978

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"The Earth is what we all have in common."
-Wendell Berry

From: [Basha Quilici](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Monday, July 01, 2019 7:11:00 PM

I support short term rentals as it benefits those with small children and those needing a more affordable alternative to hotels (making meals at the house etc)
It brings more visitors to have a more intimate and interesting experience with hosts who care
Basha Quilici
Penngrove, Ca

Sent from my iPhone

From: [James Mewes](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Friday, July 05, 2019 4:09:14 PM

Dear Commissioners,

My name is James Mewes. I live in Cathedral City, CA.

I have operated a short term rental business for the past three years. This business helps me supplement my fixed income. It helps me pay my property taxes and repairs and maintenance on my home.

I have never had a complaint regarding my short term renters. Why, for two reasons,

1. I make it very clear to all of my guests what the rules are. 2. My City sent out cards to all of my neighbors informing them of my rental and a number to call if there was excessive noise coming from my property.

If my city gets a complaint the city calls me to inform me of the complaint and asks that I inform my guests of the complaint. If the guests do not comply they are informed that they must vacate the property immediately and forfeit any monies paid.

Short term rentals provide my city with additional revenue and that helps all of the citizens in my community.

I urge you not to put a ban on short term rentals.

Sincerely,

James Mewes

From: [Eileen Nash](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Monday, July 01, 2019 5:12:10 PM

I'm writing in support of short term rentals. I have enjoyed many short term rentals as an affordable way to travel. I'm always respectful of the owner's property and of the neighbors. I hope you continue to allow them.

Eileen Nash

Sent from my iPhone

From: [Tamara Whitehouse](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Friday, July 05, 2019 4:06:13 PM

Hello,

We absolutely love Short Term Rentals in both California and other areas. Not only do we like to stay in them when we travel, but it also helps supplement our income some when we are able to rent out our own home if we are traveling to see family. Short Term Rentals give the opportunity for families to travel together with their children or other family members. It gives people with special dietary needs more options if they need to prepare food. STR also help you be able to stay in a home that someone that grew up poor could only dream of staying in. This gives you the opportunity to do exactly that! We stayed in an AirBNB part of our honeymoon and it truly made our traveling easier without breaking the bank, and also let us see a whole new side of an area we had traveled once before.

Depending on the area, we currently live on a street that we are one of the only people that actually live there. Several of our neighbors on both sides only use their home as a second home and only visit less than four weeks out of the year. We love our neighbors, and love that they are able to have second homes, but I find it sad and frustrating to see homes sit empty both sides of me when families should be able to share those homes to create memories. I am not sure how or why you can own a second home and just let it sit there empty. Due to the houses setting empty on both sides, we noticed that the area becomes target for transient activity. Don't get me wrong, I feel like everyone deserves a home, deserves respect, and help. However, it's scary when my husband is away and I come out of my home to see someone that is possible high or who knows one changing their clothes or trying to charge their phone right by my car.

Some issues I have seen with STR is more with condos vs. single family residents or a 1-4 unit owner occupied. I feel if you own the land, this band is taking away our freedoms of our land use. This band doesn't change were I live, it only makes it so I can't travel back to see my family because we may not be able to afford it otherwise. We are a military family and STR really help meet our travel and relocation needs. I don't feel it is right at all to control what we do with the property that we own. As much as I don't like extra taxes, I see how the TOT tax could give so much benefit to some of the smaller communities with schools that really need improvements as one example.

Thank you for your time and consideration. Please do not take STR away. If anything, don't allow it in condo settings that have shared amenities. Also, owners should be held completely responsible for any issues with a guests. I have heard stories, but I have never experienced an issue personally. We use to live next door to a building that had 4 units that were STR and not once did their guest disturb us, other than a minor parking issue. However, the gentleman that moved in below us in our building on a long lease was the one we had issues with in terms of late night parties and noise.

Best regards,

Tamara Whitehouse

260.402.5413

From: [Suzanne Hoffman](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Monday, July 01, 2019 5:11:48 PM

We are property owners and short term rentals is part of our retirement plan. We will not have enough money to live only on social security. Please vote in favor of property rights being maintained for the working class.

Thank you

Suzanne Pickard

Sent from my iPhone

From: [Sylvia Rath](#)
To: [Coastal Statewide Planning](#)
Cc: [Mike Bonin](#)
Subject: Short Term Rentals
Date: Friday, July 05, 2019 2:19:17 PM

Please restrict STR to Host's Primary Residence including ADUs and Garage recreation room conversions with Occupancy Permits. Only two multiple listings at a time.

I am an Airbnb 5 star Plus Host and we rely on the income to age in place. The city has restricted our ability to Host on our own property. We offer a cheaper and more personal alternative to a hotel. As of November 1st— we will not be able to host if the rules are enforced and we will face huge fines! We were hoping to Host and stay in Venice the rest of our lives!

Do not let apartment buildings turn into Hotels while protecting Seniors.

Thank you,
Sylvia Rath
Venice, Ca.

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www.lvns.org

From: [Anne Polkingharn](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Sunday, June 30, 2019 2:47:33 PM

We object to short term rentals in R1 zones in Laguna Beach it is so congested thank you.
Anne and Don Polkingharn

Sent from my iPhone

From: [Bob Chicca](#)
To: [Coastal Statewide Planning](#)
Cc: [Vanessa Chicca](#)
Subject: Short Term Rentals
Date: Wednesday, July 03, 2019 3:31:18 PM

To whom it may concern,

My wife and I have a rental in Mission Beach that we rent out short term. It is an essential part of our income in order to live here. I am a former POW, retired Marine, and rated at 100% disabled. This income is a necessary part of our daily lives.

We really appreciate your role in keeping the coastal areas available to all and the short term rental proposals as they are out there now do not keep that in mind. In addition to that, there are the TOT taxes that we pay that are substantial and necessary to keep the area in the best condition for the visiting people.

We urge you to oppose the proposals and keep our coastal areas open for all.

Regards,

Bob & Vanessa Chicca

Bob Chicca

bobchicca3@gmail.com

website: www.bc-lamps.com

From: [Kay Pitts](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Wednesday, July 03, 2019 11:47:39 AM
Attachments: [Rentals.pdf](#)

If you are unable to open the attachment, please
see page 354 for the attached comment letter.

From: [Karen Dennis](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals. AKA STL
Date: Wednesday, July 03, 2019 10:07:01 AM

July 3, 2019

To: Coastal Commission Representatives:

I am Karen Dennis, and have lived in Laguna Beach for over 45 years. I am asking you to APPROVE the City of Laguna Beach's revised plan for STL regulations in residential neighborhoods and commercial areas.

After many public hearings and deliberations for three years, the City Council developed a revised plan with suggestions from the Coastal Commission that we (city officials and a clear majority of the public) supported because it provided **RELIEF to the residents in residential areas and put new short term rentals in commercial areas, where they belong because they are a business after all that gives a service and collects money.**

Laguna Beach has 23,000+ residents & attracted 6 million visitors last year. Residents and visitors enjoy beaches, art festivals, marine exhibits, as well as coastline walks on the boardwalk in the middle of town, Heisler Park in the northern part, or the public area in southern part. We have a state campground north of town. Our City provides free trolleys to help visitors and residents move about town and 8 miles of shore line. We provide very good access to the ocean. Please visit us and see this.

With the influx of visitors, residents living in a residential zone have the right to expect

- a parking space for their occasional guests
- a quiet night time for rest and relaxation instead of parties several times a week.
- litter and trash picked up by the neighbors who drop them
- a sense of security and safety. We live very close together, and safety & parking are major concerns for short term rentals in a residential areas.

Short-term rentals have a **party atmosphere** where late hours, an influx of many guests, drinking, and noise prevail. There is not a sense of security. Hotel workers, because they are in business, know where to call for help; residents are simply not sure.

I will briefly tell you about my "2016 Summer of Discontent" when owners of 2 large homes across the street and next to me in my quiet cul-de-sac neighborhood decided to use Air B&B and the internet to advertise short term rentals. By the way,

the rental prices at \$999.00 per night were not cheap nor affordable by many. This is obviously a business.

After a month of people coming and going like a revolving door in my neighborhood where homes are close together, problems were obvious:

- very loud noises
- vulgar language especially at night
- very limited parking spaces all day and night
- beer bottles in the street,
- a fight at 2:00am in the morning that scared children in the neighborhood. Most homeowners have to get up and go to work in the morning, STL people do not. It is party time.

An additional comment is the sad fact that friends who rented in Laguna Beach have been evicted because their rental units are no longer available year around but only day to day. We are losing some of our long time community members who have been displaced. I feel my neighborhood is under attack.

Please approve the revised plan of the City of Laguna Beach to regulate STL in residential areas in Laguna Beach.

Karen Dennis

430 Blumont Street, Laguna Beach, CA 92651

karendennis@mac.com

From: [Ronald Lopez](#)
To: [Coastal Statewide Planning](#)
Subject: short term rentals.
Date: Wednesday, July 03, 2019 3:34:56 PM

Our family owns a short term rental. Although we cannot attending the workshop on July 10, allowing us to engage in short term rentals is the only way our property (and others like ours) can be affordable to purchase in California. It also allows other people to enjoy our beautiful vacation areas. Regards, Ronald Lopez. (415-823-7950)

From: [Rosa Pinto](#)
To: [Coastal Statewide Planning](#)
Subject: short term rentals
Date: Saturday, July 06, 2019 1:00:38 PM

Dear Sirs:

I am retired and live on social security. It is not enough to live on in California.

I supplement my income by renting my property as a short term rental. It provides me with more income than if it were a long term rental. If the law passes to ban short term rentals then I will be faced with insufficient income and I will have to leave California even though it has been my home all my life. This law does not just affect vacation renters but also affects the income of persons like myself.

I am not a big corporation with multiple property rentals. I am a retired California homeowner just trying to get by. PLEASE DO NOT PASS THIS LAW.

Respectfully,

Rosa Pinto

From: [Patricia Puterbaugh](#)
To: [Coastal Statewide Planning](#)
Subject: Short term rentals
Date: Sunday, July 07, 2019 12:33:30 PM

RE: Coast Commission Workshop regarding short term rentals July 12, 2019

July 7, 2019
Patricia Morrill Puterbaugh
1540 Vilas Rd.
Chico, CA. 95973
pmputerbaugh@yahoo.com

To The California Coastal commission
Re: Short Term Rentals in Monterey County and Coastal Zone

Our family owns a condominium on the beach in the county of Monterey. My parents bought this home in 1976 when the homes were brand new. My father worked on the Monterey Bay Aquarium, Fort Ord and the Edward Air Force base space shuttle.

He and his employees used the home as a base and the family was able to vacation there when it was available.

Our family continues to own the home 43 years later. Now 4 children, 11 grandchildren and 19 great grandchildren count our beach home as one of our favorite places in the world.

Since my parents bought the home, we have continuously rented the house through Monterey Dunes Company and on our own, to friends and family. Some years we rent more than others. We rent only to pay the homeowner fees, taxes and utilities, plus continuing maintenance and upkeep. We do not make any profit and put all monies back into the house. Monies beneficial to Monterey County. As the house is now 42 years old and beachfront, we have had to do extensive remodeling in the last few years. We use local contractors and local products. We hope to keep this house for generations to come.

We simply could not keep our home if we could not rent. We were very lucky to have inherited this home from our parents, but we do not have the funds to keep the home without some income production. Again, we only rent to pay the bills and when there is no remodeling needed, our rentals decrease. It would be devastating to this family to loose our home we love so much and wish to pass down to our children and grandchildren.

Our homeowners association has not put limits on our ability to rent, as long as all renters and homeowners follow the strict regulations we place on our properties. We have always paid our Monterey County TOT and follow the strict regulations our homeowners association applies to all rentals.

Our family uses the condominium extensively and spends large amounts of money in the Monterey Bay Area. Our renters are families, usually with children and grandchildren. They also spend large amounts of money in the Monterey Bay Area. Staying in a home is important to our renters with the ability to cook, eat and enjoy time together in one spot. Families meet at our home from all over the county and world. Hotels

do not provide the same experience.

We believe Monterey County needs diversified lodging choices to invite the world to enjoy our special place on Monterey Bay.

Sincerely,

Patricia Morrill Puterbaugh

From: [Mary Beedle](#)
To: [Coastal Statewide Planning](#)
Subject: Short term Rentals
Date: Monday, July 08, 2019 1:11:26 PM

Hello Planning commision. My partner has recently passed away. After making himself debt free except for the mortgage he suddenly passed away leaving little money. He thought he would be working 8 more years. I now am able to supplement the mortgage payment with a studio rental in Truckee,CA where I live. Many women especially are in a situation that keeps them afloat with short term renting. Please consider this. I would not be able to stay in my house without this. Teachers in my area also have short term rentals because they are not payed well enough. Short term rentals helps them stay in the area. Maybe you could provide a path for those in those precarious conditions.

Thank You for listening.

Mary Beedle
Truckee,CA

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Mary Beedle, MSN, FNP-C
mabeedle@gmail.com
541-915-5994

From: [Taylor Ann Eisemann](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals
Date: Friday, July 12, 2019 3:05:58 PM

1 minute was not enough to say what I needed in public comment today at the Coast Commission Workshop.

Hi my name is Taylor Eisemann,
I was born and raised here on the central coast. I'm in support of vacation rentals. I have an interesting viewpoint on the subject and from many different angles. Not only am I 1 of 4 kids raised by my single father, but I am the only girl. Our family vacations wouldn't have been possible without the availability of a vacation rental home due to our family dynamic. Though hotels accommodations are great for some travel needs, they simply wouldn't have been an accommodation for my family and we are just a family of 5. I now run and operate my family's vacation rentals in Cayucos where families from all over come to enjoy San Luis Obispo counties beautiful lands/weather and activities. Those vacationers not only pay their dues 12% tax but they provide and support so many jobs in our county from vendors such as window cleaners, house keeping, maintenance personal but also they eat everywhere! They are supporting the local business and buying overpriced goods and services. These travelers come for all sorts of reasons some for vacation others for weddings, reunions, celebrations, work, and don't forget some for natural disaster relief...My most heartfelt are those that come to the beach to live their last days of life, you would be surprised how many just want to live out their last days looking over the beautiful Pacific Ocean. I truly do not believe vacation rentals are the cause for the housing crises in our county. I believe if studies were honest and fair (not paid for by the hotel lobby) they will show how vacation rentals are a positive contribution to our communities rather than a hinder. So say you do eliminate vacation rentals I can guarantee the coastal homes will not become an affordable housing option rather it will be sold to someone as a 2nd home that only visits 2 times a year. Within the unincorporated areas of San Luis we have a strict vacation rental ordinance that limits the amount of vacation rentals operating. A better discussion on the vacation rental topic should be how to better enforce the ordinances already in place. Currently the county approved Airbnb to collect the tax in the unincorporated areas before they screened legal listings. Now the county has been collecting taxes on illegal vacation rentals. It's hypocritical. Your saying "we have a crisis here, but wait let's just collect illegal tax money and do nothing about those illegal rentals and then say oh we have a huge problem here let's just eliminate them all". It's really frustrating to me, this lack of responsibility has shown in our bookings as there's more options out there but most are (unlicensed) and once again nothing has been enforced. Just in San Luis tot tax brings in over 9 million dollars, I know a good portion comes from vacation rentals.
To wrap it up I believe it would be wise to work with the professional property management business that have been operating for years and have data and have a first hand experience with the market, people and individual communities. Each beach town is unique and this needs to be taken into account for what is best going forward. The Coast Commission needs to be a part of these decisions.

To touch quickly on the sea rising subject if the proposed fee is a dollar a day for a beacher are you going to be passing out a dollar to each beach goer when they go to the beach? Where is that money going?

--

Taylor Eisemann
(805)748-3323

DRE #02000990

tAEisemann@gmail.com



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From: [Jason Dilts](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Rentals--Oppose LA City Ordinance
Date: Wednesday, July 10, 2019 6:36:02 AM

I am writing to express my concern over the recent law that went into effect in Los Angeles regarding short-term rentals. I am a property manager for several hosts in the Venice/Marina Del Rey area.

Under the current ordinance, we will have to shut down our operations in less than 4 months. We have been hosting guests from all over the world at properties with a history of being vacation rentals near the beach for a decade or more. Our guests bring important tourism dollars to the area and necessary income to the families for whom I manage. We are very responsible in our management of the properties and work to ensure there are never disturbances for neighbors. In the five years I've been doing this we've welcomed hundreds of guests to the city who have enjoyed the coastal area. No long-term tenants have been displaced by our rentals.

At least 3 of the owners I work with will lose their homes if this ordinance is enforced as written, as they simply can't afford the mortgage payment without the short-term rental income. I will lose ALL of my income and be out of a job. Our 3 cleaners will also be out of jobs with no income. The city council of Los Angeles has voted to take away my job and the livelihoods of many people I work for and care about.

I ask that the Coastal Commission step in to stop this law from taking effect in the coastal areas of Los Angeles. I am not opposed to reasonable regulations, but as written this ordinance kills jobs, stunts travel, and harms local businesses who rely on tourism dollars. The city of LA got it wrong; I am hopeful you can get this right. Thank you for your consideration.

Jason Aaron Dilts
Los Angeles, CA

From: jerisilva2@gmail.com
To: [Coastal Statewide Planning](#)
Subject: Short term vac rentals. I'm in favor of short term rentals. I live in nagil beach terrace. Dana Point Ca. We have been fighting for short term rental. For some time. We lost. We had been doing short term for years. The city even issued us ermits at one...
Date: Monday, July 01, 2019 7:49:08 PM

Sent from my iPhone

From: [Alison Fortner](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Vacation Rentals Los Osos
Date: Thursday, July 11, 2019 4:05:19 PM

Dear Commission Staff,

There are so many people from Los Osos that would like to weigh in on the Short Term Vacation Rental subject. (Many are presently on vacation). I'm shocked and dismayed that a small group of volunteer community members did NOT seek INPUT from the Los Osos community at large. Especially since their NEW rules are DRASTICALLY different from other nearby beach communities that are far more desirable than Los Osos as far as STVR's go:

1. No direct beach access.
2. We are the 'burbs," with only a small number of retail businesses and restaurants.

I find it very interesting that this SAME group headed the 1st St. BAY ACCESSIBILITY for ALL and then turn around and DON'T want VISITORS in OUR NEIGHBORHOODS.

Did they really want beach accessibility for all, or just for themselves? Now 1st St. looks awful and no one is using it.

I would like to see a "community vote" on the subject from "property owners" if possible?

I would like to see a maximum of 200-250 short term, VR's as a COMPROMISE. (Morro Bay has a maximum of 250, with numerous hotels, we only have 3). NOT a maximum of 71, as suggested.

There are presently, approximately 41, legal, short term vacation rentals. 71, hardly leaves any room for growth. Especially with the new suggestions of only so many STVR's in any given neighborhood or quadrant.

Example: Say the acret lots (with homes) on the other side of South Bay have NO STVR's, this is not transferable to another neighborhood. This hardly seems fair. Just a way of further keeping the number of STVR's even lower than the purposed maximum of 71.

The 500 foot rule is too strict.

Why not follow SLO County's present rule?

Our lots are various sizes.

The most highly sought after Short Term Vacation Rentals will be those with water views. The 500 foot, spacing rule and neighborhood maximum rule is too limiting.

PRIVATE PROPERTY RIGHTS

There are safeguards in place with SLO County, regarding STVR's and the complaint process. So that neighbors are protected and can enjoy their private properties as well.

Again, compromise at a maximum of between 200-250 to be discussed. Maybe to start at 200 and go up to a maximum over time?

Short Term Vacation Rentals help local businesses to thrive. Talk to the owners of these businesses.

Thank you for your time.

Sincerely,

Alison Fortner

--

ALISON FORTNER

Email AFortner.RE@gmail.com



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From: [Shirley Rast](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Vacation Rentals Mission Beach, San Diego
Date: Wednesday, July 03, 2019 5:34:56 PM

Dear Commission:

I have a vacation rental with my phone number in the window and never had a complaint in 14 years.

We need rules and regulations for our renters to follow. We need consequences to owners and managers if rules not followed. We need to be respectful to the neighbors and community.

Lets get regulations on the books.

1. Limited number of renters per unit. Require them to write the names of those staying on the contract and threaten eviction and loss of their \$500 security/damage deposit if not obeyed. (2 persons per bedroom + 2 more...maximum) Some places advertise 2 bedroom, 1 bath...sleeps 10. That is an invitation to lots of people in a small space.
2. Limit number of day guests they can invite. Again, no large gatherings. In mine, they can invite 4 day visitors maximum.
3. No noise on the patio after 9 or 10 p.m.
4. Age requirements. People rent to college age kids when they have a place that they really do not care about. The kids over crowd and party. That cannot be tolerated. Also management companies need to monitor better than they do.
5. Have rules so that quiet, respectful families want to use the beach areas.
6. Any infractions are documented and owners and managers fined. Then they can loose their permit to rent.
7. Maybe even only allow owners in San Diego County to be able to rent in Mission Beach, San Diego. Then they are local and it takes it out of the hands of the investors that really seem to care about revenue and not the community.
The owners need to supply a phone number 24/7 to be contacted if any infraction of the rules.
8. With privileges come responsibilities. The families I rent to love the opportunity to experience the beach. I vet the people. If we all did that, it would keep the partiers out.
9. The community businesses rely on the tourists. The families like to enjoy vacationing at the beach. They do not want a hotel as need a kitchen, etc. for family needs. Let's make it work by getting laws and regulations on the books and running this the 'right way'. We want to attract the right people....not the part iers.
10. The Cities depend on the tot tax. The hotels are not going to take the place of those wanting a home setting. They may say they will, but not feasible. People will go elsewhere.
11. Rent for a minimum of 4 nights or more. The two night people are partiers....
12. In summary, lets instill regulations and have accountability. Let's look for the quiet families and not the partiers. Don't take away the coastal areas, but get rid of the abusers. Limit the number of people staying and limit day guests, make it a 4 night minimum....nothing less.

Thank you for taking the time to read my suggestions. As I said, I have never had any complaints. The neighbors tell me that I have really nice, respectful people. I turn business away if they are not the right fit.

We recently rented in Catalina and they have very strict rules at Hamilton Cove. They pretty much follow what I have been doing. They get rid of the partiers and attract respectful families.

Best regards,

Shirl Rast
Owner/Manager
Mission Beachfront Rentals
Cell: (619) 723-8515

From: [Lisa McIntosh](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Vacation Rentals
Date: Thursday, July 11, 2019 4:15:33 PM
Attachments: [Coastal Commission letter.doc](#)

Good Day, Attached is my letter regarding the STR issue in front of the Coast Commission. Unfortunately I am unable to attend the workshop but wanted my voice to be heard. Please see my personal comments in the last paragraph. I would appreciate being kept in the loop to updates pertaining to this issue. Thank you, Lisa McIntosh

If you are unable to open the attachment, please see page 406 for the attached comment letter.

From: [Sunset Sands](#)
To: [Coastal Statewide Planning](#)
Subject: Short Term Vacation Rentals
Date: Friday, July 12, 2019 9:36:53 AM

Dear Sirs/Madams,

I am writing you today to give my opinion on the controversy with short term vacation rentals.

I strongly believe a ban on them will hurt the local economy. I have owned and operated a vacation rental on Mission Beach in San Diego for over 25 years now. I think there are far better solutions to be found. The Mission Beach Town Council has proposed a comprehensive scheme that would protect everybody's interests. I strongly hope you read their documents.

Please do not ban all vacation rentals from being in existence. It would be disastrous to my family's budget, not to mention the local San Diego economy.

Thank you for listening to my opinion on this matter.

John Pluth
Owner, Sunset Sands Vacation Rental
888-898-5263
sunset.sands@outlook.com

Sent from [Mail](#) for Windows 10

From: [Christoph Ann](#)
To: [Coastal Statewide Planning](#)
Subject: Short-term Lodging and other issues Laguna Beach
Date: Friday, July 05, 2019 7:27:34 AM
Attachments: [Screen Shot 2018-11-30 at 9.53.06 AM.png](#)

Thank you for having this local government workshop.

I hope you can resolve 3 important issues with the city of Laguna Beach.

1. Approve the Short-term Lodging ordinance recently approved by our city council. It reflects a compromise worked out with your staff. My biggest concern with short term lodging in residential neighborhoods is that it reduces the supply of long term rental units, driving up the prices for members of our community that need year-round housing. We need a well-rounded community with a range of incomes, and we need to keep people who contribute to making Laguna a functioning town—which makes visiting Laguna an experience of a being in a genuine community.

2. Please resolve the issue of the method of determining the bluff edge. This discrepancy between the city and the commission has resulted in 19 appeals, and has caused many projects to be on indefinite hold. We need a unified approach to this issue.

3. Apparently there is also a disagreement on the definition of a major remodel. This is also a issue that should not linger.

Long term it is not good for either the city or the commission to leave these issues unresolved as these situations make the public's view of government more negative. The reaction can harm the beneficial protections we are all striving for to preserve our coast, its beauty and resources.

ANN
CHRISTOPH
LANDSCAPE ARCHITECT • ASLA
California State License 1439
Fellow, American Society of Landscape Architects

31713 COAST HIGHWAY • SOUTH LAGUNA • CA • 92651
TEL (949) 499 3574 FAX (949) 499 1804

From: [Mary Ives](#)
To: [Coastal Statewide Planning](#)
Subject: Short-Term Lodging Ordinance of the City of Laguna Beach
Date: Thursday, July 11, 2019 1:52:07 PM

Our city has written a thoughtful and well-constructed ordinance regarding Short-Term lodging. I urge your approval at your next meeting.

Sincerely,

Mary Ives

From: [Alexandria Bullara](#)
To: [Coastal Statewide Planning](#)
Subject: Short-term rental comments
Date: Wednesday, July 03, 2019 3:52:13 PM

Dear Madam or Sir,

I own a condo in the coastal zone in the City of Oceanside. My husband and I plan to retire to it once our children are grown. In the meanwhile, we rent it out to families and retirees throughout the year. Not only does this provide a valuable service to these two groups, it allows us to keep the property for our future use. As a mother of two children, I also prefer to stay in short term rentals when I travel. It not only keeps costs down, but frankly as anyone with small children know it is much more relaxing to not have to eat all of your meals in a restaurant when you are on vacation. I hope the committee continues to value the availability of short - term rentals in the Coastal Zone. The proposed restrictions by the State would shrink inventory and force families to stay in hotels or worse not take the vacation at all. It would also force owners to sell their properties in many cases.

Sincerely,
Alexandria Bullara

From: [Jeff Penna](#)
To: [Coastal Statewide Planning](#)
Subject: Short-term rentals
Date: Wednesday, July 03, 2019 4:29:12 PM

ATTN:

Our family owns two vacation rentals in Southern California...both are single family homes. We have been privately operating as "short-term" rentals since 2012 and have never had a complaint from our neighbors.

In our experience, the problem and/or complaints coming from "short-term" rentals is not a result of the number of days you allow someone to stay...it's the number of guests and/or the reason for their visit. If we have a 3 bedroom home we limit it to six guests...4 bedrooms will allow for up to eight guests. We don't allow pets, visitors, events, or hosted parties for any reason = No Problem. Guests are simply asked to respect our home and the neighborhood as if it was their own and observe quiet hours from 10:00pm to 7:00am.

In addition, we also choose to manage our own properties for bookings as opposed to contracting with a property management company. My opinion is that a large number of the complaints come from properties managed by companies instead of the owners. Companies don't care whom is using my home or if they are planning to host a bachelor party or family reunion for 30 guests...most only care about the bookings. We manage things to better care for our home and/or in an effort to be good neighbors. We utilize a local maintenance person to assist with check-in / check-out and/or any service issues = No Problem.

We have had as few as 2 adults stay for 2-3 days or 2-3 months. A large percentage of people on business travel or vacationing just prefer the privacy & comfort of a home vs. hotel. Our family of six is the same...if we are going to vacation in the US...we immediately go to VRBO for a place to stay. I don't enjoy being held "captive" at a hotel and paying the prices for hotel food & drinks. We more prefer to just relax, enjoy the area, and do our own thing.

"Short-Term" Rentals are an excellent resource to draw vacationers to a number of fabulous places in the US. I believe it will have a significant impact on the local economy if short-term rentals are eliminated as an option for vacation travel. My family / generation does not enjoy hotel life...we much prefer spreading out in a home / condo and just relaxing. Our kid(s) get excited about having their own room and possibly a pool. We vacation with other families that prefer the same thing.

The complaint over short-term rentals can be fixed in the following ways:

- Require an annual "short-term" business license for rentals less than 28 days.
- Any homeowner is allowed a maximum of two short-term rentals per County.
- Maximum of 2 guests per bedroom with no more than 10 guests total... regardless of size.
- Citation penalties for any owner / property management company that violates the maximum number of guests.
- Citation penalties for any homeowner caught converting garage space to rental bedrooms.

- A homeowner receiving more than 3 complaints and/or citations would lose their "short-term" business license.

Thank you for your consideration in this matter. Please feel free to contact me with any questions.

Jeff Penna
jpenna4homes@gmail.com

From: [Wes Wellman](#)
To: [Coastal Statewide Planning](#)
Subject: Short-term rentals
Date: Tuesday, July 09, 2019 1:13:09 PM

I am not involved in the short-term rental business in the coastal zone but support it. By so doing it provides access for more people to enjoy the area.

Rent controlled permanent housing in the coastal zone is largely the exclusive province of the privileged despite egalitarian claims.

Sent from [Mail](#) for Windows 10

This email and any attachments thereto may contain private, confidential, and privileged material for the sole use of the intended recipient. Any review, copying, or distribution of this email (or any attachments thereto) by others is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments thereto.

From: [M.J.](#)
To: [Coastal Statewide Planning](#)
Subject: State Wide Ban on Vacation Rentals in Coastal Zones
Date: Wednesday, July 03, 2019 10:36:35 PM

Dear Commission,

I have been informed that the California Legislature is considering legislation that would serve to ban vacation rentals in large parts of the Coastal Zone in San Diego County. I am very fond of this area of the state, and I believe that it has many things to offer. Therefore, I consider it very upsetting that the California Legislature could try and make these coastal areas even more secluded than they already are. It is the duty of the Coastal Commission to ensure access to all beaches in California, and I believe that without the help of the Commission, access to the amazing coast in this area would be greatly diminished.

For a large part, the resistance I hear in regards to limitations on short term rentals seem to be based in a fear of change. I can understand this to a point. However, the change that most proponents of this type of bill are afraid of is not only inevitable, but is healthy for the State of California to have. We owe it to ourselves to make public beach access happen, and continue to happen.

All of the concerns associated with short term rentals potentially running amok can be largely addressed through regulation, rather than an outright ban. If we aren't smart and choose to work on those regulations that allow short term rentals now, we will be fighting the same fight in the future and the problem will be worse.

Regards,
Micah Jeppsen

From: Infoseeker@Gmail
To: [Coastal Statewide Planning](#)
Subject: Statement supporting short-term rentals
Date: Friday, July 05, 2019 2:24:56 PM

As a person who owns property that I use for short-term rentals, and a consumer who utilizes short-term rentals when I go on vacation, I want to register my STRONG objections to the legislation pending that would serve to ban vacation rentals in large parts of the Coastal Zone in San Diego County.

Please consider these points:

- As a retiree, I depend on the income from my rentals to supplement my Social Security.
- I don't believe the state has the right to determine how I rent my property, or for how long.
- Over the past year I have rented nearly ½ of the time to local people who are between houses – they have sold their existing home, but can't move into their new home yet. Without short term rentals, these local residents would be forced to live in motel rooms at exorbitant rates.
- I have rented for 2 months to a local newlywed couple, while they searched for permanent housing.
- I have rented to Canadian guests who spend every winter in California, adding to our local economy.
- I have rented to a Camp Pendleton marine who had been transferred and needed a place to stay while searching for permanent housing.
- I have rented to Arizona residents who spend every summer in California, adding to our local economy.
- If this measure passes, the price of real estate in the affected areas will fall drastically, as investors pull out of the market. As a result, the very people who are complaining will find they are "upside down" on their mortgages, and may default on their payments. This may very well precipitate a housing crisis of a different sort in our community, as houses are abandoned.

The characterization of short-term rentals as being "party houses" that annoy neighbors is being used to discriminate against all kinds of people who need to utilize short-term rentals for various reasons, and vacationers who add to our local economy.

There is a problem with "party houses" that should be addressed using existing noise and nuisance statutes – not by harming the people who invest in our communities.

Teri Callahan

From: [David Raber](#)
To: [Coastal Statewide Planning](#)
Subject: STL Comment
Date: Wednesday, July 10, 2019 3:58:03 PM

Dear Coastal Commission,

I would ask that you consider the whole impact of STL on Coastal Communities, and especially in conjunction with the Laguna Beach STL ordinance review:

Do not allow the wholesale conversion of multi-unit dwellings from long-term leases to STL.

- Low-end multi-unit dwellings are the most vulnerable to this conversion process. This most often displaces low-income families, which then makes the existing community less diverse and less stable.
- Each Coastal Community needs the diversity and stability that the low-income segment of the population can offer.

Insist on owner-occupied STL in most cases, especially outside of the commercial centers.

- Absentee landlord properties invite misuse of the limited Coastal resources that can spoil the experience for many other residents and visitors.
- Putting the implicit management burden on neighbors and local law enforcement is an incomplete solution.

Kind regards,
David Raber
Laguna Beach
949.300.7424

From: [Jahn Levitt](#)
To: [Coastal Statewide Planning](#)
Subject: STL in Laguna Beach
Date: Friday, July 05, 2019 9:36:28 AM

To: the Coastal Commission,

Please know from one family that we are opposed to STL.

When tourists and guests come to visit our town they usually want to stay in areas closest to the amenities provided, near commercial districts.

It is important to keep our hotels profitable, and the average hotel rate is less than the prices I have seen advertised on VRBO or AirBandB. We need to keep our neighborhoods for our residents, and our downtown area thriving.

Please consider this in your decision.

Thank you,
Jahn Levitt

[Sent from Yahoo Mail for iPhone](#)

From: [Vicki Borthwick](#)
To: [Coastal Statewide Planning](#)
Subject: STL in Laguna Beach, CA
Date: Wednesday, July 10, 2019 9:50:11 AM

7-10-19

Coastal Commission:

We encourage the California Coastal Commission **to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities.** Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

Robert and Vicki Borthwick
600 Brooks Street
Laguna Beach, CA 92651
(full time residents for 45 years)

949-494-5034

From: [Harvey Cox](#)
To: [Coastal Statewide Planning](#)
Subject: STL in Laguna Beach
Date: Monday, July 08, 2019 5:59:24 PM

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

Harvey and Lisa Triebwasser

460 Arroyo Chico

Laguna Beach, CA 92651

htrieb@cox.net

From: [Debbie Lewis](#)
To: [Coastal Statewide Planning](#)
Subject: STL Laguna Beach
Date: Thursday, July 04, 2019 1:02:25 AM

Please allow Short Term Lodging in residential areas of Laguna Beach, not just downtown. Short Term rentals have been going on responsibly for many, many decades, responsibly being an important factor. If structured correctly by responsible home owners, it works fine, just as in the past. Short term residential rentals allow families affordable access to the Laguna Beach coast. It allows families to reside together for a meaningful family vacation experience.

Thank you,
Debbie Lewis
Homeowner
Laguna Beach

[Sent from Yahoo Mail for iPad](#)

From: [Rob Luecke](#)
To: [Coastal Statewide Planning](#)
Subject: STL Ordinance
Date: Saturday, July 06, 2019 9:30:45 AM

I live at 405 Blumont St Laguna Beach CA 92651. I moved here because of the family neighborhood vibe. Since that time I have had one neighbor doing short term renting in both their main house and their guest apartment and it has changed the dynamics of the neighborhood. You never know how many people will be there and what kind of people they will be. Even if they end up being reasonable people it simply does not change the fact that they are on Vacation. This translates into late night partying every night. I get it, they are on vacation and that is why they have Hotels and Zoning for families. A family or a group of reasonable people partying nightly is the best case scenario for 415 Blumont (the neighbor do STL). The worst case scenario is people that are not reasonable peoples simply partying but drunks, lude behavior and violence spilling into the street.
I strongly urge you to reject any form of Short term rentals in Residential Zones.

Thank you,

Never wire money without confirming with us or escrow by PHONE with a phone number you have confirmed is the correct number.

Rob Luecke & ShopProp Team

Managing Broker

ShopProp.com

CA license #01881220

WA license #18615

AZ license #CO674161000

HI license #22507

VI 0225239672

c 425-785-6127

c 949-547-3900

o 888-821-0556 ext 210

f 425-284-1505

f 888-821-0556

From: [Judy Teverbaugh](#)
To: [Coastal Statewide Planning](#)
Subject: STL Ordinance, Laguna Beach
Date: Tuesday, July 09, 2019 8:47:00 AM

Dear Coastal Commission staff:

I have lived in Laguna Beach over 30 years and have serious concerns about Short-term Leasing in our town. I think that there is already plenty of lodging available to visitors, and there has been abuse of neighborhoods by people simply making a profit at the expense of their neighbors. Because I can't say it any better, I am copying a comprehensive letter below, asking the Coastal Commission to support the Laguna Beach Modified Short Term Lodging Ordinance.

Thank you,

Judy Teverbaugh
1575 Via Capri
Laguna Beach, CA

I encourage the California Coastal Commission to **acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities.** Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, **there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.**

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both **protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-**

Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, **we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.**

From: [tim weber](#)
To: [Coastal Statewide Planning](#)
Subject: STL's in Laguna Beach and other communities
Date: Monday, July 08, 2019 5:10:48 PM

The following letter perfectly reflects my views on STL. We have so many zones appropriate and not appropriate for STL.

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

Tim Weber

twwisit@gmail.com

449 Brooks St., Laguna Beach, CA 92651

From: [Rosemary Boyd](#)
To: [Coastal Statewide Planning](#)
Subject: STLs in Laguna Beach
Date: Wednesday, July 03, 2019 12:47:39 PM

Please accept Laguna Beach's revised STL ordinance. It makes no sense to make the entirety of this small village available to STL rentals (30 days or less) when so much of the village is dedicated to tourists already, including increasing availability of short term rental at Crystal Cove (see copy of article from StuNews about this below). Housing is at such a premium in Laguna and we're trying to keep housing available for long term renters. If very short term STL is allowed in our residential zones, it hurts the residents, especially longer-term renters. People can always rent their properties for more than 30 days, and tourists have many more options for overnight, weekend, and week-long stays in this town than most other cities provide. In order to protect the very charm that people come here to experience, we need to prevent total vacation-style rentals from expanding throughout the entire town.

Rosemary Boyd, a 52-year Laguna Beach Resident
3002 Bern Drive, Laguna Beach, CA 92651

Governor Newsom approves funding for Crystal Cove historic cottage restoration

Assemblywoman Cottie Petrie-Norris, a Laguna Beach resident, has been working tirelessly in Sacramento to help Crystal Cove Conservancy secure funding for the restoration of the final cottages at Crystal Cove State Park.

On June 28, Governor Gavin Newsom approved \$2.9M in funding from this year's general fund budget that will be dedicated to the restoration of the 17 historic cottages located along the shores of Crystal Cove on the Newport Coast. These funds will assist with providing additional low-cost coastal accommodations at Crystal Cove State Park Historic District.

"Drawing two million annual visitors, Crystal Cove is a gem on the California coast," said Petrie-Norris. "I am absolutely thrilled to announce that I was able to secure state funding for the final phase of this historic renovation project."

"Crystal Cove Conservancy is delighted to have Governor Newsom's support at this critical time in Crystal Cove's history," stated Founder Emeritus and co-chair of the campaign Laura Davick. "This critical funding will kick off the vision for completion that so many have for this park. We are ever so grateful for both Assemblywoman Cottie Petrie-Norris and Governor Newsom as Crystal Cove's 2019 Park Champions."

Last year, on October 1, Crystal Cove Conservancy closed a \$19M public campaign to begin the infrastructure portion of the project. The project began on December 1 and is currently under construction and ahead of schedule. This extensive site work and all necessary infrastructure is expected to be completed by June of 2020. The Conservancy is working with a variety of state agencies to create a vision for completion at Crystal Cove.

These 17 cottages at Crystal Cove have sat empty for 18 years. This Heritage Legacy Project for California represents the last area within the historic district to be restored. Once these final 17 cottages have been restored and opened to the public for the very first time, the historic district will become financially self-sustaining, supporting new and expanded preservation, conservation, and education programs for future generations to come.



[Click on photo for a larger image](#)

Submitted photo

North Beach Crystal Cove cottages

New estimates for the final pricing expected for the cottage restoration portion of the project will be obtained this summer. The Conservancy is in the planning stages for the second and final portion of the fundraising campaign and is seeking additional private donations, grants, and public funding in addition to funding from a variety of state and government agencies.

Crystal Cove represents one of the few existing lower-cost coastal accommodations along the coast of California. Occupancy rates are consistently at 98.8 percent year-round and the demand for reservations is unprecedented. With the reservation system managed by State Parks ([ReserveCalifornia.com](https://www.reservecalifornia.com)), now available daily, for six months in advance, both dorm-style lodges and cottages are booked within minutes.

The cottages at Crystal Cove are a great destination for low-income families or individuals. The average cost per person, per night, in a dorm-style lodge is \$19.06 and \$38.01 per person in a private cottage that sleeps up to 9 guests.

These rates are based upon the January 2019 rack rates. All rentable units are located on the beach, steps from the ocean, with free parking and kitchenettes included. Currently, the majority of Crystal Cove overnight guests come from California with a surprising number from inland and low-income communities like Los Angeles, Santa Ana, National City, and Cathedral City.

This is the final component of Crystal Cove State Park Historic District and completes the final plan for this park. A future dorm-style cottage with shared bathrooms will also be available to house school groups participating in the coastal engineering education programs currently being developed with the University of California, Irvine.

Currently, 24,000 guests stay in the low-cost accommodations annually. Once the restoration of the final 17 cottages is completed the occupancy will be doubled to 48,000 occupants each year. California State Parks, the State Coastal Conservancy, and the California Coastal Commission have been outstanding partners on the completion of the first 29 cottages completed to date.



[Click on photo for a larger image](#)

Submitted photo

North Beach crane during construction

These agencies have also been cooperating with Crystal Cove Conservancy on the final phase of this project. Crystal Cove Conservancy is hopeful that with Governor Newsom's support, between existing Prop 68 and 84 Park Bond funding, State Coastal Conservancy low-cost coastal accommodation funding, California Coastal Commission in lieu fees, and other funds, that sufficient resources will be available to fund the final phase of restoration and complete this Heritage Legacy Project for California.

Crystal Cove has been identified as a national model for public private partnerships, with a commitment to providing full public access and low-cost overnight accommodations along the coast of California. The rates for the remaining 17 future cottages will mirror the existing range of affordable options offered at Crystal Cove State Park.

"Once this entire project has been completed, due to a long-term management contract held by The Conservancy, Crystal Cove State Park Historic District becomes a self-sustaining model for the future. One hundred years from now, Crystal Cove will be even more important, and more loved, than it is today," continued Davick.

Project benefits include:

- Preserve Crystal Cove Historic District, a nationally registered historic place, for the education and enjoyment of visitors and future generations to come.

- Restore full, public access to the beach and state park, including North Beach.

- Renovate and open to the public the remaining 17 historic cottages, update infrastructure, and improve accessibility. This project will double the existing overnight rental opportunities at Crystal Cove and provide an additional 24,000 heads on pillows per year.

- Develop coastal engineering programs and provide an overnight lodging facility for student education.

- Protect the natural environment, which fosters Crystal Cove Conservancy's mission and supports a vision of a fully restored and sustainable Crystal Cove State Park Historic District.

- Enhance the quality, availability, and sustainability of educational programs and outreach to all park visitors.

Crystal Cove Conservancy is the nonprofit public benefit partner to Crystal Cove State Park, employing a social enterprise model to fund important preservation, education, and conservation initiatives that will cultivate our planet's next generation of environmental stewards ensuring that Crystal Cove, and places like it, live on for generations.

For more information, visit www.crystalcove.org.

From: [....](#)
To: [Coastal Statewide Planning](#)
Subject: STLs
Date: Wednesday, July 03, 2019 8:31:42 AM

I am a homeowner in Laguna Beach, and wish to go on record as being opposed tp STLs. Thank you for your consideration. Harry Kiakis .

From: [Bonnie Hano](#)
To: [Coastal Statewide Planning](#)
Subject: STLs
Date: Wednesday, July 03, 2019 10:48:12 AM

Please do not allow STLs in R1 zones. They destroy the peace, quiet, and ambience of residential neighborhoods. Thank you.

Bonnie and Arnold Hano
1476 Santa Cruz
Laguna Beach, Ca.
92651

Sent from my iPad

From: [Paul Smith](#)
To: [Coastal Statewide Planning](#)
Subject: Stop vacation rentals in residential zones!
Date: Monday, July 08, 2019 7:25:04 PM

I own a short term rental property in Coronado Ca and I am zoned hotel/motel so I am LEGALY zoned to accept short term rentals.

But as a homeowner who raised 2 daughters on this island, my community and my neighbors are what drew me to this island and my street, Margarita Ave.

We live on a lovely tree lined street. We know all our neighbors, our kids play in the street without any fear of a problem.

But to give you an example of why I don't want you to allow short term rentals in residential zones I will give you 2 examples of rental requests that I have had at my LEGAL VRBO.

1. I was contacted by a film company in LA who wanted to rent my property to film "an adult content movie" OVER a 4-day period. I will let you use your imagination.

Imagine if YOUR home was next to this vacation rental and you had 2 small children. Would you like an ADULT FILM being filmed next door full of strangers you didn't know ?

2. A USC fraternity house wanted a place for Spring Break and requested a weeks stay at my property.

Imagine that you have children again and they have an early bedtime or homework to do. Houses in Coronado are very close together (similar to Balboa Island.). The house next door has a pool and jacuzzi. Do you think these choir boys would not be in the pool partying every night until 2?

This mix commercial use of property and residential property is a violation of our property rights as homeowners and community members.

PLEASE do NOT allow our residential neighborhoods to turn into hotel zones. What are zoning laws for if not for this???

From: [Thyme Lewis](#)
To: [Coastal Statewide Planning](#)
Cc: [Bill Conners](#); [Susan Bradley](#); [Monterey County Vacation Rental Alliance](#); [vacation4u](#); [Mary Adams](#); [vacation@beachsiderentals.com](#); [jwzeiterlaw@msn.com](#)
Subject: STR Ordinance Legal
Date: Friday, July 12, 2019 1:34:27 PM
Attachments: [Screenshot_2016-03-18-18-49-48.png](#)

See attached. The one minute chance to speak was not adequate time to share our full information, suggestions and mutual goals.

First and foremost, know that we need the Coastal Commission to oversee all STR's for Coastal Access and not step aside leaving the fate to local government. The attached letter from attorney Bill Conners is proof there is a rotten stench in Monterey County and it has succeeded in the city of Monterey to ban STR's and gaining momentum in Big Sur. Working to ban STR's in the greater county including Big Sur, Carmel Valley and others, the Monterey County Board of Supervisors will succeed unless the Coastal Commission stays dedicated as an overriding safeguard to protect "Coastal Access".

As I stated today at the podium, it is imperative we be relatable, reliable, truthful and responsible as STR operators. We have done that at the Monterey County Vacation Rental Alliance and all the 1000 plus members have put their best foot forward to support a reasonable ordinance. The county however has not.

I have a long history of STR's before Airbnb, Homeaway and numerous others existed. I have operated since my first home purchase in Venice Beach in the late 90's and understand the demands of community, responsibility and direction. I know without the Coastal Commissions, we will be in serious trouble protecting those homeowners providing affordable "Coastal Access".

Lastly today, Steve Padilla was profound acknowledging the lack of framework and miscommunication between county and cities when it comes to STR ordinance submissions. Homestay or Hosted is no way the same experience desired by 99% of our guests desiring private affordable accommodation. As Jack Ainsworth stated, "California coastline is the most beautiful and accessible coastline in the US & arguably the world. Historically we like vacation rentals and desire a balanced coastal access STR ordinance with framework." Stay committed to watching over our desirable coastline that has a tourism draw.

Thank you for your consideration and commitment,

Thyme Lewis
3106004488

Thyme Lewis
Monterey County Vacation Rental Alliance
Board Member
<http://www.mcvra.org/monterey-county>

Vanguard E.M. Inspector
FEMA Disaster Housing Program
3106004488

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From: [CCManagement Association](#)
To: [Coastal Statewide Planning](#)
Subject: STR Workshop July 12 Correspondence
Date: Monday, July 01, 2019 8:28:53 AM
Attachments: [CCC letter July12 pdf.pdf](#)

Coastal Commission,

Please forward the attached correspondence regarding Short Term Rentals to each Commissioner personally, and include this correspondence in Public Record for the STR Workshop on July 12, 2019.

Sincerely,

CCMA

If you are unable to open the attachment, please see page 352 for the attached comment letter.

From: [joe and barb crowley](#)
To: [Coastal Statewide Planning](#)
Subject: str workshop july 12
Date: Sunday, July 07, 2019 8:07:33 PM

To: Coastal Statewide Planning
From: jandbcrowley@gmail.com
Sent: July 7, 2019
Subject: Short Term Rentals

We live in Cambria where an Ordinance has been in place since 2003, with reviews and revisions, the latest in 2015 . This Ordinance was developed with input from all affected parties, including residents, rental agents, owners of STRs, and visitors. It is generally regarded as a fair compromise that protects the residential neighborhoods while allowing vacationers to enjoy the the beauty of the coast and our town—as mandated by the Coastal Act.

Nonetheless, it had been constantly under attack by those seeking exceptions to its standards, and also by scofflaws who operate in defiance of its licensing and tax-paying obligations, as well as its limitations on density, noise, tenancy, and parking. Until recently, enforcement of the ordinance has been spotty to non-existent, leading to local hostility to the very idea of short-term rentals. Clearly, this is not what the Coastal Act seeks.

Allow coastal communities to develop and solve their own variations for visitor and resident needs. But, please respect the community's endeavors and uphold their decisions when cases are brought to the Coastal Commission for overturning rules through the appeal process. Give deference to the local policy because, as you know, precedent will dictate more cases presented for overturning the solutions reached by the local input. This will result in unbalancing the needs of residents and visitors.

For the issue of reconciling affordable housing, visitor needs and resident needs, some version of controlling unlimited vacation rental sprawl is essential. Long term rentals are a need in our community as well as affordable housing. A coastal community needs a combination of all of these to be fair and to sustain a vibrant unbiased environment for people to enjoy the coast and live in harmony with one another.

Thank you for taking the time and effort to examine the issues.
Barbara and Joe Crowley

From: [Lauren Empey](#)
To: [Coastal Statewide Planning](#)
Subject: STR Workshop
Date: Thursday, July 11, 2019 4:12:11 PM

Dear Coastal Commission,

I am writing to express my support for short term rentals in the coastal zone in San Diego (and across the state). I am a broker and attorney with an office in Pacific Beach, and I'm also a property owner here. I believe access to short term rentals is an essential part of our beach community, which thrives on tourism. Few people I know could afford to live at the beach without tourists pouring money into our local businesses.

Thank you for fighting to protect our property rights and rejecting any outright bans on short term rentals that may and will continue to be proposed by short-sighted politicians. Don't let a few bad apples ruin the character of our beach town and our local economy. Regulation is entirely possible and from what I've seen, the majority of short term rental operators do so responsibly and respectfully to their neighbors, which actually adds to the value of our real estate market.

The coast shouldn't be something that only millionaires can experience. The wealth gap is widening fast enough, don't let the richest few hoard one of our most precious, free, natural resources.

Thank you,

Lauren

Empey Realty



Lauren Empey / REALTOR • Broker • Attorney
Lauren@sandiegobeachareahomes.com / Cell: 949-433-9899

Empey Realty
Office: 858-230-8644
1503 Garnet Ave.
San Diego, CA 92109
SanDiegoBeachAreaHomes.com



From: [Toni Grucky](#)
To: [Coastal Statewide Planning](#)
Cc: [Toni Grucky](#)
Subject: STR
Date: Thursday, July 04, 2019 5:16:17 PM

To whom it may concern,

My family and I have been long time rentals every summer in Carlsbad. We come from Arizona and usually stay a week. It has been very affordable for us as all of the hotels and resorts are extremely high priced for us. We enjoy the Village and have our favorite spots spending 85% of our time in California there at the beach.

I would hope that things continue as is. I am a recent widow and this was and always will be "my family's spot" where I met my late husband 45 years ago.

Thank you and I appreciate your reaching out to all of us concerned about this issue.

Regards,
Toni Grucky

Sent from my iPhone

From: [Donna Kearns-Hinshaw](#)
To: [Coastal Statewide Planning](#)
Subject: Str
Date: Tuesday, July 09, 2019 12:44:34 AM

Hello,

I am writing to explain why short term rentals are critical to my mother and I. I have medical issues which prevent me from working full time right now and I am the only caregiver to my 94 year old mother. We both need that income from the property and we can't live there full time due to the stairs. Being able to rent our property is so important. Please take owners like us and all the others into consideration when voting. Thank you.

Donna Kearns-Hinshaw

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From: [Linda Colwell](#)
To: [Coastal Statewide Planning](#)
Subject: STR
Date: Friday, July 05, 2019 9:46:17 PM

As a resident of 53 years in a R1 zone now impacted by six STR's, I ask you to consider legislation to ban STR's from R1 zones.

Zoning was meant to separate dwellings from commercial use. STR's are businesses, businesses that operate just like hotels. Check in, check out, cleaning personnel appear, then the cycle starts all over again.

As a R1 zone, we have have bought and paid for the intent of single family dwellings, not a parade of multiple adults in a single home weekend after weekend and sometimes in between.

The law states we have a "Right to 'Quiet Enjoyment'" which does not refer only to noise but to the "reasonable comfort and convenience" in its occupation. A city bears the responsibility for the welfare of its neighborhoods, not for the "quality experience" of a transient renter. Rules and regulations do not mitigate the many issues generated by STR's in single family zones.

Unfortunately, my City, Paso Robles, has conducted many meeting, received many e mails etc and then decided to put money ahead of neighborhoods by grandfathering all STR's including those in impacted neighborhoods. Effectively, not changing anything significant for neighborhoods. The City has been reactive not proactive and by their own admission, "let this get out in front of us". Still, in order to meet State mandates for low cost housing my City has lowered permit fees to encourage building including accessory dwelling units which are meant to be "workforce housing" instead they can be used for STR's. That completely flies in the face of serving those in need of affordable housing.

Please take into consideration the effort of billion dollar companies like VRBO, AirBnB and others to control housing for their own success. By using their data base, they can generate hundreds of letters supporting STR's. We, as residents of neighborhoods, do not have the army or the money to match that. We only ask that our zoning be respected as set forth. We are not seeking financial gain as the owners of STR's experience.

Ask yourselves, why is this an issue around the world, causing chaos in city after city?

Thank you for your consideration,

Linda and Ken Colwell
Paso Robles, Ca.

From: [Diana](#)
To: [Coastal Statewide Planning](#)
Subject: STRS
Date: Tuesday, July 02, 2019 6:18:35 AM

Diane James
251 Capistrano ave
Shell beach Ca 93449

Greetings

I've been a STRS hostess for over 15 years and seen how vital it is to have affordable lodging for tourists who want full enjoyment and access to the Pismo beach area and coast without having to stay in a small expensive hotel room.

My guests most of them families with children love to be part of the local community have a REAL HOME

with a full kitchen so they don't have to eat out every day. I've hosted HUNDREDS of people from around the world in my small beach cottage in Shell beach. I've recommended dining options where to beach comb hike walk and enjoy our beautiful San Luis Obispo coast. And made life long friends !

I am a middle income single 55 year old women single mom and grandma.

I scraped and saved to buy my old 1949 beach cottage in shell beach on Capistrano ave in the 2000s

I live in my house and it's my primary residence and ONLY home.

I stay with friends when I do rent the entire house out.

I have a very moderate income and if were not for the ability to rent out rooms and or my entire cottage I would not be able to afford it and need to sell it. The extra money helped me raise my two girls and allows me to support myself.

The city of Pismo beach has made it almost impossible to continue with very unrealistic and unreasonable rules around parking we must have two off street parking spots which is literally impossible as the lots are so small and garages are obsolete or have been long ago converted to rooms. The stress myself and others who are primary owners went thru to get a \$\$\$ permit was horrible.

The inspections , I had to convert a second bedroom that was formally a garage from over 20 yrs ago back into a garage which only a small car could get into , this put a huge financial burden on me. I almost lost my home over this. And now can only call my home a one bedroom

The amount of fees regulations and huge 14% TOT we have to pay and pass into to our wonderful guests is awful.

The limits on only being able to rent it out 50% of the year is also unreasonable. With this new ordinance I may still have to sell my home as I may not be able to make ends meet. I ve also NEVER had one complaint from any neighbors as I'm a lover of my community of shell beach

These are my friends and neighbors and I'm very strict about noise and assure my wonderful neighbors they only park in my driveway and or DIRECTLY in front of my home. And this good neighbor policy has worked for over 15 years.

I see this issue as the big hotel owners and unions as trying to stamp out the little guy / gal like me. Well they are achieving this goal! There are only 3 or 4 of us homeowners left who can do STRS legally and who had the tenaciousness to get thru the city of Pismo Beaches nearly impossible requirements and fees.

I have been providing hospitality and access to our coast for years now and am doing no HARM ! Only positive for all, the tourists who want affordable homey lodging in a real beach neighborhood the thousands of dollars local cafes restaurants kayak shops grocery stores ect make and finally the financial ability to use my asset, my home to make a living to be able to afford to stay in this very expensive beach town and not sell to someone who will tear my old single level cottage home and build another McMansion and use it for a second home leaving it vacant most of year.

I want to be able to rent rooms and or my small cottage out as often as I want I also want all off street parking restrictions to be removed. Allow for one car in thr driveway and one or two directly in front of the home.

Also for small homes that sleep less than 6, no TOT this just ads one more reason people can't afford to stay on the coast.

Finally the coastal commission should be in charge of all rules regulations of STRS in the coastal zone . There are too many bias in the city counsel chambers and possible corruption (feel free to contact me

more about this)

Regards

Diana DeGarmo (aka James)

From: [Darrylin Girvin](#)
To: [Coastal Statewide Planning](#)
Subject: STR"s in Laguna Beach R-1 Zones
Date: Monday, July 01, 2019 8:23:18 PM

Dear Coastal Commissioners

I am writing to oppose any STR's in our local R1 Zones. Each community up and down the coastline are being effected in many ways with the rezoning of neighborhoods to provide short term lodging.

The City of Laguna Beach has been working tirelessly with you to come up with a local Coastal Plan to satisfy our local residents, apartment owners who already have legal STR's. and those who would like one.

We as many coastal communities are losing low income housing and our art community to high prices of Landlords evicting or raising rents when leases are up. If they are allowed to turn these units into STL's we will have a disconnected community that we love so much.

As I mentioned there is a process thru the City but many individuals do not abide by the process.

The City of Laguna Beach is in the process of looking into Commercial zones only for STL's.

Thank you for your willingness and co-operation to work not only with Laguna Beach but other Coastal Cities to resolve this very important decision.

Darrylin and Tom Girvin
Laguna Beach Resident

From: [Erin Elizabeth McNamara](#)
To: [Coastal Statewide Planning](#)
Subject: STRV's
Date: Tuesday, July 02, 2019 3:34:58 PM

I am a home owner in Pacific Beach. My family comes here for Christmas from the east coasts. Two siblings with 4 kids each. If we did not have large houses to rent in Pacific Beach we would never be able to do this. Hotels are just not feasible for large family's. You need a kitchen and space. The only Hotels are next to the water which is loud and overrun by homeless. My house is very small and can only accommodate a few people. We need Airbnb options. In addition I have 3 STVRs on the lot nextdoor to me. I have never had a problem with the short term renters only the long term renters. The long term rental units are never kept up, and these are the ones in my experience that cause the most noise and problems not the short term rentals. I love to meet new people and have met several families renting nextdoor to my through airbnb.

If there are any regulations they should apply 100% to both long and short term rentals, long term rentals should not be exempt from any permits, fines, rules etc.

Erin McNamara
1205 Grand Ave
San Diego, 92109

From: [Jennifer Hartman](#)
To: [Coastal Statewide Planning](#)
Subject: STVR (ShortTerm Vacation Rental) Input
Date: Tuesday, July 09, 2019 11:32:14 AM

Dear Coastal Commission Staff,

Thank you for the opportunity to provide input regarding the positive benefits that short-term rentals ("STR's") play in maximizing opportunities for people of all economic backgrounds to experience the California coast. The California Coastal Commission ("CCC") has played a critical role in supporting environmental justice and working to guarantee access to all to our beautiful coastline. STR's provide a valuable option for families who would not otherwise be able to visit coastal areas on an overnight basis given the expense of typical hotel lodging in coastal areas. When people visit the coast, they become lifelong staunch defenders and protectors of our coast.

San Diego has one of the longest histories of welcoming short-term visitors to our beaches. With hundreds of established STRs across the San Diego coastal communities, STRs are a part of the fabric of our cities. STRs provide affordable coastal access options to families who need kitchens or who cannot afford multiple hotel rooms (which are also frequently sold-out during the summer months). STRs offer lower-cost overnight opportunities, especially for larger families and groups traveling together. Given the reality of high priced coastal residential real estate in California, overnight coastal accommodations must not be just for the affluent. The Coastal Act describes a hierarchy of encouraged land uses, and *"places a higher priority on the provision of visitor-serving uses, particularly overnight accommodations, over private residential uses because such visitor-serving uses offer a vehicle for the general public to access and recreate within the state's coastal zone."*

A recent UCLA statewide poll showed that 75% of those polled cited the lack of affordable accommodations as a barrier to accessing the coast.

The Coastal Act requires public access to be protected and maximized for all, while also balancing community needs. STRs should blend harmoniously with the character of the community. San Diego has miles of public beaches and is fortunate that our coastal residential areas include a wide variety of housing types, primary residences, second homes and STRs. It is heartening to see the conversation shifting in many of our beach

communities, to the enforcement of the ordinances that govern STR activity in order to protect local resident concerns. San Diego has implemented a particularly robust local ordinance and consequently, issues arising from STR guests are becoming much rarer. A good neighbor should be defined by the quality of their character rather than the length of their stay.

The CCC has been instrumental in playing an affirmative role to ensure that the Coastal Act policies dedicated to providing and maintaining public and visitor access to the coast are protected for visitors for future generations. Jurisdictions who have attempted to ban or restrict STRs discriminate against visitors to our coastline by limiting the option to rent residential property on a short-term basis. It is my sincere hope that the CCC continues to be the champion and advocate for STRs as we go forward into the future. Thank you, again, for allowing me the opportunity to add my voice to this ongoing conversation. I appreciate all you have done and will continue to do, to protect access to our coastline through the use of STRs.

Respectfully,

Jennifer Hartman

From: maragot106@aol.com
To: [Coastal Statewide Planning](#)
Cc: paddithomas@icloud.com
Subject: STVR Comments - Ventura CA
Date: Thursday, July 11, 2019 7:42:56 PM
Attachments: [VRBO Coastal Commission - 10 July 2019.docx](#)

Commission Members,

I have attached a copy of my feelings related to working with VRBO and my property in Ventura, California.

Thank you for your consideration,

Robert M. Carlton

If you are unable to open the attachment, please
see page 407 for the attached comment letter.

From: [Sue Pepe](#)
To: [Coastal Statewide Planning](#)
Subject: STVR
Date: Thursday, July 11, 2019 5:25:41 PM

To whom it may concern -

Please protect our rights as property owners to pay our mortgages using STVR income. I think I would be forced to foreclose otherwise.

STVR income also helps businesses to thrive (and survive !) year- round in San Diego.

Sincerely- Sue Pepe

From: [George Weiss](#)
To: Nathan.Daniel@Coastal
Subject: Suggestion for the STL Workshop Participants
Date: Thursday, July 11, 2019 10:03:25 AM

Hi Nathan, please submit if I am not too late.

Thank you,

George Weiss

693 Bluebird Canyon Dr, Laguna Beach, CA 92651

Dear California Coastal Commissioners, CCC Staff and League of City participants:

There are two fundamental rights that the Coastal Commission and Cities must balance with regard to STL. One the right of Coastal City residents to maintain the integrity or wholeness of residential neighborhoods and two the right of all California residents to access and enjoy our ocean and coastline.

When a City submits for approval of their STL Ordinance to the CCC commissioners must take into consideration any and all negative consequences. One of those in the case of Laguna Beach, which has recently submitted their STL Ordinance for CCC review is the loss of affordable housing.

If an STL Ordinance's impact is to remove affordable housing then it goes against the State of California's official policy to create more housing. This should not be allowed by the CCC when there are reasonable options available.

I'd like to share two restrictions that might make sense for Coastal Cities.

1. Multi-unit apartment buildings cannot be converted to STL thereby becoming mini-hotels thereby removing rental housing
2. For Coastal Cities like Laguna Beach STL must be owner occupied. This helps assure that impacts to residential neighborhoods are minimized. It also allows for a much better visitor experience. It also assures that the benefits of STLs are given to host residents rather than outside investors or hotel operators as would be the case if multi-unit apartments were converted to STL.

In a City like Laguna Beach this is especially troublesome as there hasn't been ANY affordable housing units built since the 1980's.

Based on reports from State of California and independent sources have face a housing crisis in California. It's even more extreme for Coastal Cities.

From: [Tim Hayes](#)
To: [Coastal Statewide Planning](#)
Subject: Support for City of Laguna Beach ordinance to restrict STL
Date: Friday, July 05, 2019 11:00:26 AM

Dear Commissioners,

As parents raising a family in the R1 Top of World neighborhood in Laguna Beach we have experienced firsthand the raucous and dangerous side effects of short term lodging (STL) business' immediately adjacent to our home.

We the neighbors of STL's have become the sleep deprived, threatened, unpaid police force and defacto property managers of mini hotels.

Albeit from seemly nice neighbors just earning some extra money. But the business model leads to an apathetic "we're on vacation, we paid a lot of money, we're here to have fun, we don't live here so we don't care" attitude by the renter and " I have a damage deposit, insurance, an out of sight out of mind attitude" by the homeowner.

Please support the City of Laguna Beach ordinance to severely restrict STL's and eliminate them from R1 neighborhoods.

Until you've experienced the negative side of STL's first-hand, the threat to one's family, the stress and anguish STL's create it's difficult to fully understand how detrimental the business model is to a community but as good stewards of the coastal communities you must remove them from R1 neighborhoods.

Tim and Therese Hayes

From: [MJ Abraham](#)
To: [Coastal Statewide Planning](#)
Subject: Support FOR Laguna Beach Short Term Lodging Ordinance!
Date: Tuesday, July 09, 2019 8:01:29 AM

I encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants, and other tourist-oriented businesses are located.

A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do. PLEASE support this ordinance!!!

Thank you,

Phil & MJ Abraham,

South Laguna Beach Residents.

Sent from my iPhone

From: [Robin Cunningham](#)
To: [Coastal Statewide Planning](#)
Cc: [Robin Cunningham](#)
Subject: Support for Short Term Rentals
Date: Thursday, July 04, 2019 1:34:02 AM

Dear Coastal Commission and Workshop Group members,

I'm writing this letter in support of Short Term Rentals. I am a multi decade resident of Santa Cruz, CA, and own a home in the coastal zone and STR my one bedroom ADU apartment above my garage in order to make ends meet.

I am 67 years old, divorced after a long marriage, and still working. In addition to my career in diagnostic medical imaging I need a second income in order to be able to continue to afford to live in this expensive community. The home I have owned since 2011 was built with STR in mind for the use of the ADU. The original owners used it for this purpose and I purchased it with the idea that I could afford it because of the rental income my STR would provide: I could survive. When I retire at 70 I will be able to afford to age in place because of my STR income which will supplement social security.

My neighbor's have written me letters of support saying that my rental is so low key they wouldn't have known I was renting because my renters abide by the rules to respect the quiet, peaceful ambiance of the neighborhood. There are no issues regarding parking, noise or traffic. In fact long term rentals are notorious for bringing more guests, cars and noise because they live here long term and interact with the community differently. My renters are either on vacation, working here or visiting relatives. Parties and gatherings over a certain size are not allowed.

I live in the front house on site so the people who stay are aware of that and are respectful. They also feel safe because they are on my property, behind my house, and I'm available should they need help or have questions. Right now a small family from Texas is staying in my rental and they are thrilled to have an entire apartment with a kitchen and laundry facilities to spread out in and...afford.

I promote local businesses: restaurants, grocery stores, activities that people come here to enjoy, wineries and brewpubs, theaters, bike rentals you name it. My guests really get a nice taste of the coast staying here and it is a pleasure to meet travelers from all over the world who love our beautiful Central Coast.

When I travel, either domestically or internationally, I stay in short term rentals because they are much more affordable and offer more amenities than a hotel. You are able to 'live like a local' and really get a sense of place that way.

If I wasn't able to rent STR I would be forced to sell my home and relocate to another less expensive community. In the current real estate climate a likely buyer would be someone who would buy my home outright, most likely with zero interest in renting any of it, so it wouldn't necessarily become a LTR if I was restricted from doing the business this home was designed to do.

Please take into consideration that real lives are affected by your decisions. The threat of

having half my livelihood torn from my hands after doing business since Jan 2012 keeps me awake at night. I have been lawful, registering and paying transient occupancy tax the entire time.

I have a high degree of pride in my home and keep it looking groomed and we'll maintained, which is a benefit to my neighborhood. Please consider the many ways STR benefits the owners, the visiting guests and our local community.

Thanks so much for your time and attention,

Robin Cunningham
224 Alta Ave, Santa Cruz, CA 95060
831-252-2864
robinwc@got.net

Get [Outlook for Android](#)

From: [Anne Cox](#)
To: [Coastal Statewide Planning](#)
Subject: Support Laguna Beach STL ordinance
Date: Monday, July 08, 2019 4:18:52 PM

Dear Coastal Commission,

I am writing to encourage the California Coastal Commission to support the Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. This Ordinance reflects the impacts of millions of annual visitors to our small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay by the ocean close to the commercial districts of Laguna. It is also noted in the staff report in April 2019, that the existing permitted STL units do not offer a nightly rate significantly different from traditional lodging rates, and therefore are not necessarily a more affordable option. Specifically, there are approximately 1,305 existing hotel/motel lodging units with the City. As noted in past reports, the average annual weekday and weekend rates for these units are \$292.23 and \$350.02 respectively. In contrast, the average annual nightly rate for existing permitted STL units in the city is \$403.59.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, and offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance, we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you,

Anne Cox

505 Mountain Rd

Laguna Beach, Ca. 92651

From: [Mackenzie Skye](#)
To: [Coastal Statewide Planning](#)
Subject: Support of short term rentals
Date: Wednesday, July 03, 2019 4:32:17 PM

My husband and I have a short term rental and from our experience we support the need for short term rental properties as it adds tremendous value to those traveling in groups or families that can no longer afford the high prices of single room rents in Hotels. Motels and Inns as well as the costs of dining out for a family or group along the CA coast. Providing short term rentals that are licensed and comply with paying their share of TOT tax, Transient Occupancy Tax to the counties in which the service is provided adds tax revenue to the counties in which they provide the service. The traveling industry supports that there are many different kinds of travelers and those that rent out homes do so out of financial need, convenience, privacy and find an alternative that meets the need of that traveling group or family. Without it, many would not be able to afford to vacation. We understand that the hotel industry feels threatened by the short term rental industry as they want their lion's share, but there is enough to go around for everyone, the couple traveling and needing a one night stay and no cooking needs, the business traveler, the single person traveling alone for business or pleasure, conferences etc. ideally suited for hotels, but for those groups, families or people with pets, and other special needs, renting a short term rental such as a home or a condo is an ideal choice for them. It draws no more traffic or other problems than in any other hospitality site when properly managed and tenants abide by the short term rental property rules and as long as they are properly licensed to run their short term rental. In the over three years that we have been doing licensed short term rentals, we have never had any issues with anyone nor have our neighbors ever had any complaints. We pay our quarterly TOT taxes and we find the experience as retirees, beneficial not only to us as people aging, but it keeps the financial extra support that we need as well as the social connectiveness vitally important for us.

Thank you and we hope you take our comments into consideration when making these very important decisions for the San Diego area.

Mackenzie Skye and Robert Schmitt

From: [LUO Laura](#)
To: [Coastal Statewide Planning](#)
Subject: support of the LB Modified Short Term Lodging Ordinance.
Date: Friday, July 05, 2019 11:27:37 AM

Dear Coastal Commission,

I am in support of the LB Modified Short Term Lodging Ordinance.

The ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet it offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Because the Coastal Staff supports this Laguna Beach Modified Short Term Lodging Ordinance we hope the Commissioners will also back this Ordinance as the majority of Laguna residents do.

Thank you!

Laura Luo

Sent from my iPad

From: [Mona Ahmed](#)
To: [Coastal Statewide Planning](#)
Subject: Support short term rental.
Date: Monday, July 01, 2019 6:40:13 PM

We really appreciate your support.
Thanks.
Mona Yassin
Sent from my iPhone

From: [Guity Javadi](#)
To: [Coastal Statewide Planning](#)
Subject: Support short time rentals
Date: Monday, July 01, 2019 10:33:24 PM

Me and my family support short time rentals,
Thank you,
Zahra Javadi
Irvine, CA

From: [Jinger Wallace](#)
To: [Coastal Statewide Planning](#)
Subject: Support. For Ordinance Short Term Rentals Laguna Beach
Date: Tuesday, July 02, 2019 9:43:13 AM

Dear Commissioners,

I am strongly in support of the short term rental program for Laguna Beach which is before you. It will allow rentals under 30 days within our downtown and mixed-use areas but require rentals to be over 30 days in our residential areas. To do otherwise will cause the loss of affordable housing for our seniors, artists and low-income residents who will be forced out by the owner in order to make a higher profit from the rental.

It is also a misnomer to believe that short-term rentals are more affordable than the hotels we have in town. Many of the hotel rooms in some of our lesser-known areas rent for \$200-250 a night. This is very similar to the cost of short-term rentals. So short-term rentals will not only undermine our affordable housing for residents but it will also undermine the hotels which provide affordable hotel rooms in town as well.

There are many other reasons, of course, to be in favor of this new compromise agreement and I have just mentioned two.

Thank you for your service and the protection you give to California.

All the best,

Jinger Wallace
Laguna Beach, California

From: [Betty Stevens](#)
To: [Coastal Statewide Planning](#)
Subject: SUPPORTING SHORT TERM RENTALS win COSTAL ZONES
Date: Wednesday, July 10, 2019 2:06:48 PM

Dear Coastal Zone Commission staff:

I support short term rentals in my coastal zone in Venice Beach. I manage a building on the beach and it is located in a rather touristy, noisy area and thus have had difficulty finding long term renters to tolerate this touristy environment. I have witnessed first hand the resurrection of the local business in the last decade mostly in part to the vacationers who patronized their businesses. This in turn populates into a lot of tax revenue for the city, badly needed to maintain our beaches, deal with the homeless pollution and protect our unique historical tourist attractions such as the Venice boardwalk, Santa Monica pier and all the beaches and harbors in the area.

Please do not ban short term rentals in our areas. Thank you.

Betty Stevens

From: [Arlina Gillett](#)
To: [Coastal Statewide Planning](#)
Subject: Supporting Short-term Rentals
Date: Wednesday, July 03, 2019 5:11:42 PM

We are in full support of short-term Rentals. We have a home that we short-term rent to families vacationing in the coastal area. We love to share our home with other families who could not otherwise afford the expensive hotels. Our home allows families with children to cook and feel as if it was their home, unlike hotel rooms.

The main reason we short-term our home is because there is less damage to the home compared to full time renters. The money we earn from short term guests helps with the maintenance of our home. We have to keep it attractive in order for others to rent it, otherwise we may not be able to afford the full maintenance of the home. Our neighbors are happy that we remodeled our home which increases the value of their homes.

We hope that hotels and motel corporations are not behind banning the short- term rentals. I hope you share my comments with others and support the small home owners and not the wealthy hotel corporations.

Robert and Arlina Gillett

From: [Pam](#)
To: [Coastal Statewide Planning](#)
Subject: The Importance of Saving STRs on the Coast
Date: Monday, July 08, 2019 11:44:17 AM

Dear Coastal Commission Staff,

Thank you for the opportunity to provide input regarding the positive benefits that short-term rentals (STRs) play in maximizing opportunities for everyone, of all economic backgrounds, to experience the coast. The California Coastal Commission (CCC) has played a vital role in supporting environmental justice and encouraging STRs for members of the public with low or moderate incomes who would not otherwise be able to visit our beautiful coast. When people visit the coast, they become lifelong staunch defenders and protectors of our coast.

City of Ventura has a long history of welcoming visitors to their beautiful beaches, and these beaches have been a critical utilization for countless families to enjoy the coast for decades. STRs provide affordable coastal access options to families who need kitchens or who cannot afford hotel rooms, which are frequently sold out during the summer months. STRs are lower-cost overnight opportunities, especially for larger families and groups. With high-priced California coastal residential real estate, overnight coastal accommodations must not be reserved for the affluent. The Coastal Act describes a hierarchy of encouraged land uses, and states *a higher priority on the provision of visitor-serving uses, particularly overnight accommodations, over private residential uses because such visitor-serving uses offer a benefit for the general public to access and recreate within the state's coastal zone.*"

A recent UCLA statewide poll showed that 75% of those polled cited the lack of affordable accommodations as a barrier to accessing the coast.

The Coastal Act requires public access to be protected and maximized for all, while also recognizing community needs. STRs should blend harmoniously with the character of the community. Reasonable rules and regulations as outlined in the 2016 Steve Kinsey letter will promote affordable coastal visitor opportunities while also addressing and protecting neighborhood concerns.

The CCC has been instrumental in playing an affirmative role to ensure that the Coastal Act policies dedicated to providing and maintaining public and visitor access to the coast are protected for visitors for future generations. Jurisdictions who have attempted to ban or restrict STRs discriminate against visitors to our coastline the option to rent residential property on a short-term basis. A good neighbor should be defined by the quality of their character rather than the length of their stay.

From: [Stacey Holtermann](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation Rental near Oceano Dunes
Date: Wednesday, July 03, 2019 6:51:09 PM

Thank you for the opportunity to comment on the upcoming meeting you will host in San Luis Obispo. I am writing to comment on short term vacation rentals and the possible closure of Oceano Dunes.

We own a home on Juanita Ave in Oceano. Literally 4 homes from the sand. We purchased the home 1 year ago and prior to our purchase the house was a currently license vacation rental. We worked with the county to get our own licensing and while it's been a learning experience it has been fruitful for our family and the county. My husband and I decided to purchase the home to help us out in our future retirement plan. This certainly has been a learning experience, however I have enjoyed hosting many families and their friends throughout this past year. I know there are neighbors that are full-time owner occupied homes, but most of them on the street are vacation rentals. Honestly if it wasn't for being able to have a vacation rental we couldn't afford this home. We were excited about being able to help out the local economy by paying TOT taxes, because those taxes funnel extra funds into our local economy that helps in many ways.

Of course there are downfalls to having too many vacation rentals, however most of the vacation rental owners try and utilize care into who they rent to. Personally We keep the property up to date, keep it cleaned and manicured, and it helps with the "look" of the neighborhood which some of the homes that are owned are not well taken care of. We are excited about the future of the Oceano Dunes, and are relying on the Coastal Commission to make the right decisions based on the current economic issues this county faces within the next few years. Personally, we rely on the income this home generates from the visitors that come to enjoy the dunes. We need these vacationers to keep the economy strong.

My concerns are the following:

- Closure of Diablo Canyon
- Closure of Oceano Dunes
- Loss of revenue to the residents and businesses in the area
- Impact to the economy these issues can have

My comments:

Vacation rentals work well when people who own them take extra care with who they rent to.

They work for everyone involved. Personally and for the county. Revenue for all to share.

Oceano Dunes biggest issue is the area is not policed well. We don't see there is a protocol in place where someone is watching the people that camp or ride on the Dunes. Most of the time you see them drive thru but mostly only see them when something has happened.

The county of San Luis or the city of Oceano do not benefit monetarily unless it's

thru TOT tax, or revenue thru gas, restaurants, vacation rentals, liquor stores, grocery stores etc.

My suggestion is raise the camping fees for the Dunes in addition Add 2 taxes: environmental tax to help support jobs to maintain the environment And a county tax that can be collected at the ranger station to hire more people to be able to maintain the area. These additional fees can be collected at the ranger station and paid by the visitors to the dunes. If they want to camp out there, they will pay the fee.

Being a local I've watched the dunes and the many things that happens. The campers and riders check in at the ranger station and head out to their campsites and then no one monitors the campers. There is trash that's not collected, too much alcohol that's not watched, no training for atv riding. Those things impact the positive aspects of the dunes. These things can be fixed with a few rules in place and more enforcement of regulations and more monitoring.

Maybe set up certain camp sites that are numbered and all campers and trailers set up the same way, makes for better monitoring of what people are doing?

Limit the amount of people that come thru the gate. If you only have space for 1,000 people then count the people and when 1000 has been met then it's closed.

I feel we definitely need more rangers, workers and better monitoring of this area. Mostly that's the issue. I feel and see there is a lack of monitoring of the area. It can be frustrating for us as vacation rental owners. Every Monday I cannot tell you the mess I clean up in the street and gutters from the tourists. However if there was more policing of the area by sheriffs or police and tickets written this would create extra revenue that can be brought into the county. By implementing these few things and having trash people work the beach to empty trash cans on the weekends. There is definitely not enough trash cans on the beach and not enough trash collection.

I love this area, my family grew up vacation here on the central coast. I love our ocean, and our beach, and I believe it is definitely our job to steward the area and make sure we take care of it.

We certainly need to implement these things and put them in place because our economy depends on the tourist and revenue from the Dunes and Vacation Rentals. If these two things go away, our economy will crash! Not only our family, but other families could loose everything they have worked for their entire lives. Us too. The central coast is already facing an issue with the closure of Diablo Canyon, what would happen if the Dunes closed? That would have an impact on a community that is far reaching.

I believe we can all work together to make vacation rentals, the economy and the Dunes and great place to vacation and have fun!!

Thank you for the opportunity to respond and I look forward to answering any questions you may have.

Sincerely
Rebecca

From: [Amy Ainsworth](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation rental properties
Date: Friday, July 12, 2019 8:09:16 PM

Hello,

In response to the hearings today, I'd like to submit a comment as both consumer and owner.

My family frequently rents vacation homes on HomeAway for our long weekend getaways along the central coast as it's only 2-3 hours from our home in San Jose. There are limited options for 2-3 bedrooms at hotels and even less amenities at hotels than preferred by our family with young children. We are respectful guests, following house rules and considerate of neighbors.

We also own a vacation house in La Quinta. We visit it a couple times a year to check on the property needs but have a property manager and cleaner maintain it on a more regular basis. We require our guests to review and agree to abide by the City guidelines for short-term rentals. Our neighbors also have our personal contact information should anything arise. We are grateful that all of our guests have been respectful and followed guidelines. This is a long-term investment home for us as we have extended family in the area and following retirement, would like to stay there on a more permanent basis. If the proposed rule for the Central Coast would serve as case law for the Coachella Valley, we would not be able to afford the house and would be forced to sell our house.

In our experience, we have serviced and benefited from the short-term rental ecosystem and respectfully request the commission consider means to set up everyone, including neighbors and environment, for success.

Regards,

Amy Ainsworth

From: [Joy Cuda](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation Rentals (Short Term Rentals)
Date: Wednesday, July 03, 2019 3:31:55 PM

Hello, I am a RE Broker in South Orange County and have specialized in Short Term Rentals on Beach Road in Capo Beach, Dana Point and San Clemente for 30 years. This has been my livelihood and I would like to be able to continue.

Is there a form to fill out with my concerns or do you read every email since I will not be attending the meeting.

Thank You,

Joy Elizabeth Brown-Cuda

J C Beach Properties

Broker lic 00612047

409 Avenida Vaquero

San Clemente, Ca 92672

949-492-8623

From: mjhdillon@aol.com
To: [Coastal Statewide Planning](#)
Subject: Vacation Rentals in San Diego County
Date: Wednesday, July 03, 2019 3:26:48 PM

My family has been vacationing at the beach in Oceanside Ca for literally decades. We are a family of 14 from grandparents to infants. Because of our size we can not afford to stay at beach front hotels. We **can** afford to rent a large home on the beach where we can cook our meals, play on the beach and be a family. Please help protect our family vacation. We want to continue to go to Oceanside,, Ca for our vacations. It is my understanding the City of Oceanside supports vacations rentals and wants families like our to have our access to the beach. Apparently there is now pending state legislation trying to remove vacation rentals, however just in San Diego County. We live in inland San Diego County and dont want to and cant afford the gasoline to drive to other counties for our family beach trip. Please protect our desire to vacation and stop the discrimination against families like ours who love to vacation at the beach in Oceanside. K Dillon

From: [Brandon](#)
Subject: vacation rentals in San Diego/Carlsbad
Date: Friday, July 05, 2019 3:45:48 PM
Attachments: [sigimg1](#)

Dear Coastal Commission,

I wanted to provide my support for continuing to allow vacation rentals in Carlsbad, CA. We have owned a home there since 2012 as an investment property. It has always been a long term rental until this year when we converted it to a vacation rental. This allows us to stay at the house ourselves for vacation as well. In fact we will have spent 3 short vacations there this year. I've lived in Carlsbad for several years, although we currently live in Scottsdale, AZ. We have spent a lot of money renovating the house which helped bring the value up. In my experience renting on Airbnb our guests have been very considerate in adhering to the house rules. In adhering to regulations already set forth by the city of Carlsbad i believe the city has already set up fair guidelines for homeowners and a specific zone that permits HOA's in a coastal area. I would ask that the coastal planning commission continue to support homeowners that wish to use rent their house as a vacation rental.

Thank you

Sincerely,
Brandon Taylor
CPR Savers & First Aid Supply
1.800.480.1277 Toll Free Phone
1.480.275.7002 Fax

www.cpr-savers.com



Social Networking:

[Facebook](#)

[Twitter](#)

[Youtube](#)

From: [Jeff Barens](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation Rentals in the Coastal Zone
Date: Wednesday, July 10, 2019 10:11:24 AM

Dear Members of the Commission,

My name is Jeff Barens. My wife and I are in the Vacation Rental business and specialize in coastal properties. When we applied for our permits the CC was one of our biggest allies. We are trying to provide beach access to more visitors and citizens and give them a unique opportunity to experience our wonder cost line. The CC has always been a champion of making sure there is access to our beaches for everyone.

The Idea of taking away rights to operate legal vacation rental business goes against beach access. It takes away property owner rights, and will have an adverse effect in allowing visitors the opportunity to experience our greatest resource.

Please stand tall on this issue and preserve the ability for property owners to operate vacation rentals with coastal access.

Jeff Barens
The Beachin Companies.

From: [Jean Hayek](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation Rentals near Ocean
Date: Thursday, July 04, 2019 8:31:47 AM

The cities have been passing rental bans along the coast thereby taking away a beautiful tourist draw for families hundreds of homes and condo's cannot offer their units to vacationers who prefer such accommodations other than Hotels which do not have the view of the ocean. The Coastal commission was set up to protect the public from having beaches taken away from them from private landowners who try and take beach access away... The cities are taking away the view of the ocean from landowners who own property right across the street from the beaches , hundreds maybe thousands of them... Rules and regulations go both ways to protect the public and the coastal landowners. Please stop the cities from taking the natural beauty away and hopefully the Coastal Commission will allow vacation rentals when the properties are literally across the street from beaches . Thank you for your consideration.

Concord CA

Michael Rolley - 1136 Keith dr

From: [Judy Norton](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation rentals on the California Coast
Date: Wednesday, July 03, 2019 5:15:46 PM

To Whom It May Concern,

My family has used Vacation rental homes for years - we have found it to be a wonderful opportunity to enjoy a "home environment" while exploring different cities.

When my son was looking at colleges, we spent an entire week away and chose to rent a house for our use. In this way we could all be in the same place rather than separate rooms - with a kitchen so we could cook, common space to be together and yet not limited by public hours etc. For situations like this and many similar, a hotel would not have provided the same level of comfort or family togetherness.

My extended family has likewise vacationed together and being able to all share a house, cook our own meals, play games in the evening, have all the comforts of home while enjoying quality time away from our hectic daily lives, has been invaluable.

Because of these experiences, my husband and I chose to purchase a vacation home with my brother and his family. This allows us to share more family time together as we live several hours apart. However we have also chosen to open our home to others as a vacation rental property - to help offset our costs, and to allow other families to have a similar experience.

Our guests have always been respectful of our home and the community. Followed all our "house rules" which include awareness of our neighbors and respect for the family environment of the street and local area. We are in constant contact with our neighbors and have never had any complaints about our guests.

We believe that with responsible owners and the reasonable screening process we utilize before confirming rental guests, that the vacation rental model is valuable to the community. Bringing in tourists who enjoy the area, have wonderful family experiences, spend money in the local community and create no disruption of the folks who live full time in the area.

We feel strongly that with the respectful following of the guidelines in place for Vacation rental homes, it should be allowed to continue along the California Coast.

Sincerely,
Judy and Bob Graves

From: [James Kelty](#)
To: [Coastal Statewide Planning](#)
Subject: Vacation Rentals
Date: Wednesday, July 03, 2019 3:22:43 PM

I write in support of vacation rentals.

I have operated my vacation rental for 13 years in Cambria, CA.

In that time:

My property has paid to SLO County over \$80,000 in bed taxes.

There has never been one neighborhood or community complaint about my property.

I urge the Planning Commission to adopt regulations that weed out offending properties, set rational space and use guidelines and not punish everyone for the rare bad apple.

James Kelty

From: [Nancy Bordier](#)
To: [Coastal Statewide Planning](#)
Subject: vacation rentals
Date: Tuesday, July 09, 2019 3:57:59 PM

To Whom it may concern, We have a second home in the mountains that we rent out some, especially in the winter for skiing. I am sure there are people that have a second home on the coast, we live on the coast in Oceanside, that would like to rent their getaway house out to help cover property taxes and utilities like we do. It would be a shame if they were not allowed. There are only so many hotels. I understand if there were to be limits to numbers of vacation rentals but it should not be banned.

Thank you, Jim and Nancy Bordier

From: [Terri Matthews](#)
To: [Coastal Statewide Planning](#)
Cc: [Kimberly Jackson](#)
Subject: Vacation rentals
Date: Monday, July 01, 2019 6:50:47 PM

To whom it May Concern:

I would just like to voice my opinion about coastal vacation rentals and why the ban would have a negative outcome. I work as a guest service representative for a coastal vacation rental company. The ban on these rentals, would mean I would be out of a job. We take great care in respecting our neighbors and we follow local guidelines to insure the best possible outcome for our owners and guests. We have guests from all over the county and country stay at our rentals for varies reasons. Our rentals are good for the local economy as our guests are shopping and eating at local establishments. We employ several employees that rely on this income and they would all need to find new jobs if this ban were to take effect. Please take great consideration in the ramifications this ban would have on so many people.

Thank you

Terri Matthews
Oceanside CA

From: dianasixteen@aol.com
To: [Coastal Statewide Planning](#)
Subject: Vacation Rentals
Date: Wednesday, July 03, 2019 10:52:03 PM

To whom it may concern:

I am sorry to say but the City of Santa Monica does not dedicate policies and resources toward producing, protecting and preserving housing for the good of the community. I don't believe this is their motive, and they know this. Blaming Vacation rentals for taking numerous residential housing units off the market is not true.

The City knows if they allow more Vacation rentals in the beach areas, it would be a great thing. It would provide more affordable housing for the tourist whom cannot afford to stay in a Pricey Hotel. Vacation rentals will bring millions of tax revenue to the city so they can afford to build more long-term housing and affordable housing for the low-income people. They know the more housing there is in the city the more it would bring down the rental prices, as there won't be a huge demand in rentals with so many rentals available and not enough renters. This is a known economic fact.

I do not believe the City has the people's best interest in mind. The City does not want Vacation rentals because they were paid off by the Hotel Industry to make Vacation Rental Illegal. Also, the City is against Vacation rentals because they are threatened and afraid of losing votes (Vacationers don't vote). Rent Control wants to keep in power and keep their high paying jobs. It is all about self interest. It is said that " Action" speaks louder than words. One can only ask, why does the city down zone properties so it limits more apartments to be built? Why are they so against vacation rentals when it would bring millions in tax revenue, which would give them the monetary resources to build more long-term rentals and low-income rentals? The City knows that having more rentals would cause less demand for long term rentals, which would force landlords to compete and have to lower the rent. It is all about self-interest!!! It is not about the people's interest !!!

America is about freedom of enterprise. The City is trying to force socialism on people. This is wrong!!! The City does not care about what works. This is a very sad situation. All our tax payer's money

does not go where it belongs. Our taxes are to help people and not to make a war between landlords and tenants. It never used to be this way. The City focuses and blames landlords for increasing rents and Vacation Rentals for taking away homes from the people . All this is wrong and false.

Vacation rentals is a good thing for tourism:

1. It brings in millions in city tax revenue to build more housing for long-term tenants and low-income renters.
2. It allows tourists who cannot afford going to pricey Hotels a place to stay.
3. It allows the tourists the opportunity to afford to stay longer on their trip and use the place as a home base as they travel.
4. It is a place for family's to be together, where Hotels cannot provide. It is a home away from home.
5. Vacation rentals is a place that is spacious for families with children.
6. Vacation rentals have a kitchen (Which help tourists save money rather than always going out to restaurants).
7. Many of the people who host short-term rentals go all out to make their guest's stay as comfortable and pleasant as possible. They make friends with their guests, who return year after year. You won't end up becoming friends with a hotel manager.

Also, it is not true that tourists, who are on vacation are loud, party and disrupt the neighborhood. There are long-term tenants that do the same and you can't move them out. I find vacationers are usually sleeping or gone most of the day sightseeing. There is always a bad apple in the bunch as there are bad apples in long-term tenants.

I vote for Short Term Vacation Rentals becoming legal as it is good for all people and the right thing to do.

Sincerely,
Diane Hayek

From: [patti](#)
To: [Coastal Statewide Planning](#)
Subject: VRBO issue
Date: Thursday, July 11, 2019 4:10:06 PM

Dear Costal Commission,

I am in support of a ban on vacations rentals for the following reasons:

1. 2nd, 3rd, 4th home owners are a **significant** part of the overall unbalanced distribution of wealth issue in this country. Just their impact on available rentals and the income they generate for those who need it less.
2. More often they are invasive to residential neighborhoods: the obvious noise, lack of parking, on and on and on....
Un-neighborly behavior as they are not neighbors!
Please review the tsunami of cities and towns the have regulated vacation rentals (without enforcement funding!) They take the tax, but do no fund enforcement?
3. They operate commercial operations (VRBOs) in residential areas, and utilize residential loans to do so.
Owners who are RARELY there, and their management companies are not on site, are operating COMMERCIAL enterprises with NO on site management. These may be small commercial enterprises but they are still commercial.
4. I support tourism in our “rust belt: north coastal towns and cities (Bodega Bay too late to Crescent City) and ag gone tourism towns Sonoma , Mendocino etc. We deserve solutions that will benefit the people that live in the communities.
Realtors, VRBO owners are being barrage with request right now to email and support their interest. Who is soliciting /emailing our coastal citizenrys’ support

I support renting your guest house, the 2nd unit on your property. ADUs can solve VRBO and local rental shortages.

The owner or SOMEONE is there to “host”, or just provide a presence.

I support limited numbers of VRBO (but their lobbyist will prevail). How can you support limitations when you don’t have the baseline data of the item you are trying to limit see link <https://www.latimes.com/politics/la-pol-sac-airbnb-laws-california-legislature-20170203-story.html>

From: [Yahoo Mail](#)
To: [Coastal Statewide Planning](#)
Subject: VRBO SHORT TERM RENTALS
Date: Friday, July 05, 2019 10:16:33 AM

It would be devastating and life changing if we were not able to rent out our home. We live in a rural area on 3 acres and do not disturb our neighbors.
We also use VRBO when traveling as well. It is so much more convenient to be in a home vs a hotel!
Please allow home owners the right to rent out their homes as they see fit.
Thank you for your time!
Kathy Clark
Sent from my iPhone

From: [Rich Dietz](#)
To: [Coastal Statewide Planning](#)
Cc: [Sandy Deiro](#); shmccombs@gmail.com; vvrassociation@gmail.com
Subject: VRBO Ventura Beach
Date: Monday, July 08, 2019 7:42:35 PM

Dear Coastal Commission Staff

I have been a life long resident of Ventura. I literally was raised on Pierpont Beach in the same home that I own that has been in my family since 1975. Over the years it was used in many different ways. For a time we lived there as a family, other times it was rented full time and sometimes it was rented short term for a week at a time or so to friends and even families from out of town. It was common for my parents friends from Los Angeles to rent a beach home whether it was ours or another and come up to visit for a week. My parents had another home in town so this all seemed very normal and as kids we always looked forward to having my parents friends kids come to town so we could share the beach with them.

Incidentally, most of these homes in the Pierpont area were originally designed as Vacation homes. They were second homes to people from all over, the San Fernando Valley, Los Angeles, Bakersfield. Most of them had no insulation and were not equipped for full time occupancy, especially in the winter. While not being occupied by the owners they were rented to families looking for a little beach time as a respite from the heat of the inland.

I was very fortunate to have the opportunity to have the beach and as a father of two I am able to share this love with my kids. I too travel with my family to beach destinations and we prefer access to a home if possible as many people do. Never have we encountered a problem with other vacationers in any neighborhood we have stayed in. I haven't seen it happen... as renters we are paying good money and just want a relaxing time, no problems. It really baffles me to hear residents that have a problem with STVRS, when it hasn't been a problem I've ever seen traveling or with my own STVR?

The recent Thomas Fire in Ventura brought on another layer for the need for STVRS. As you probably know there has been quite a housing shortage. As STVR owner I decided this need was too great and I opened my rental to a family that lost their home in the fire, they have been there a year and a half now. If I had my property rented full time they wouldn't have had this opportunity.

In closing I would like to thank you for the opportunity to tell my story, to hopefully show the viability and even the need for responsible STVR ownership and usage. This is grounded in our history and generations of families that have been fortunate to be able to enjoy this treasure as I have, should have the opportunity for their families to enjoy the bounty of our beach communities and to strengthen families ties for a lifetime of memories.

Respectfully,

Rich Dietz

From: [Deidre Martin](#)
To: [Coastal Statewide Planning](#)
Subject: What SHORT TERM RENTAL means to me as a Cayucos home owner and a one-time renter
Date: Tuesday, July 02, 2019 7:45:50 AM

I feel it is important for the Coastal Commission and others to have a profile of a person who rents her home part time for others to vacation in Cayucos. For my family and me, our Cayucos house is home. When we fly into Cayucos / San Luis Obispo, we feel the long history of friends and family...we feel at home.

1973: My husband, Alan Martin, and I fell in love with the area when we were students at the University of Santa Clara, which is where we met our lifelong friend, Bill McClennan. He was born, raised, and now lives in SLO. He introduced us to Morro Bay / Cayucos in 1973. His family has a tiny home in Morro Bay, which is now owned by him and where we stayed when we were students.

1973 Photo of my husband, Alan Martin, my sister, and me near Bill's home.



1979: From 1973 – 1988, we rented many, many homes in the area. Photo of my sister and me. Note the oil tanker in the background. Remember those days?



1981: When our older daughter, Kathrynne, was just a couple of months old, she began her connection with the area.



1984: We rented different homes to spend Christmas in Cayucos, which we did many times over the years. Here we are picking out a Christmas tree from a farmer in the

area.



1987: Besides Christmas and/or Thanksgiving, every spring break was celebrated in Cayucos. We were always grateful to the people who rented their homes to us.



Alexis at 2 years of age.



Kathryne at 5 years.

August 1988: Alan and I bought our dream beach cottage where we planned to retire someday.

- Top photo, 1988 - Kathryn and Alexis with cousins in the living room of the newly purchased Cayucos house.
- Bottom photo, 2003 reunion - Kathryn and Alexis with the same cousins in the living room of the Cayucos home.



1989/1990: Alan had a grand mal seizure at the Cayucos house. We found out later that it was a brain tumor. The Cayucos fire department volunteers were so kind to us and, of course, took him to the hospital in SLO. Ten months later, he spent his last days at the ocean with his daughters, his sister and brother-in-law, and me. He is buried in the Cayucos Cemetery. My burial plot is next to him.



We continue to spend every moment we can in Cayucos. Those years included the years my daughters spent in lower school, middle school, high school, and college. As adults, both daughters continue their time in Cayucos. Kathryne, the older daughter, married in Cayucos, and now she and her husband take their two children (soon to be three) at least twice a year.

2014, Kathryne and Jason's wedding on the beach. Sea Shanty catered the wedding at the Cayucos Barn. We had the rehearsal dinner at Sea Shanty and friends threw a party for out of town people in the garden at Hoppe's. Guests stayed at the Cayucos hotels and rented homes.



2018, And the grandchildren began, family selfie on the deck of the house.



2018, Caleb Alan, who just turned three, studies our family names at the Cayucos pier, including his grandfather's, Alan Martin.



2018: Alexis takes her new husband to enjoy Cayucos.



Our Cayucos family home is our anchor, and the only way we can afford to continue our life there is to cover the costs by renting it out during the summer months. We give those who rent an opportunity to enjoy a *home*. When they arrive at 2202 Pacific, they find the walls filled with collages depicting our life there that stretches over the last 30 years. We know that those who rent leave with their own family experiences and many want to return. I'm grateful to those who rent, and I know they are grateful to me since I receive their input through Beachside Management. How will families afford to come there? Hotels are too expensive and don't work for families who cut costs by cooking some of their meals at the home they rent.

An amazing part of our lives is spent in Cayucos, and we share it with others by renting our home out. Rental homes bring tourism to the community, and why isn't that good?

Thank you for gathering the thoughts of those who rent and own properties.

Deidre Martin

DeidreAnnMartin@gmail.com

From: [CASSIDY COLLINS](#)
To: [Coastal Statewide Planning](#)
Subject: Written comment against Manhattan Beach's Ban on Short-Term Rentals
Date: Tuesday, July 09, 2019 3:11:16 PM

To whom it may concern:

I want to note for the record my deep concern with Manhattan Beach's (the City's) complete disregard for coastal access for those without the privilege of owning a \$3m+ home. I have used AirBNB with my family to give us access to the beautiful beaches for a vacation that provided the City with revenue from tourism. The City's elite has decided that their privilege to access California's beaches is exclusive to them, which is exactly what the coastal commission should prevent.

Thank you for your consideration and assistance to prevent elitism from hoarding the coast.

Sincerely,

Cassidy Collins

From: [Xuan Liu](#)
To: [Coastal Statewide Planning](#)
Subject: Written comment for Local Government Workshop
Date: Tuesday, July 02, 2019 3:57:04 PM

Hello,

I am a condo owner in Newport Beach in a small (5 unit) HOA, prime location for short term rentals. I got the Short Term Rental Permit and Business license from City of Newport Beach for hopes to list my spare bedroom on Airbnb while I live in the main bedroom myself.

Unfortunately, the rest of the 3 owners in HOA and 4 long term renters were against short term (<30 days) rentals. Indeed there is a line on CC&R from the 70's when this property was built that, this property is not for "hotel and transient purposes".

I understand short term rental businesses like Airbnb is still a controversial topic, with tax and other economical implications to local government. However, if the local gov is supportive on this, I believe it will make a stronger case for Airbnb against some HOA owners. I appreciate this topic being discussed in the workshop.

Thanks,
Xuan

FROM THE DESK OF

CCMA

June 27, 2019

California Coastal Commission

Re: Short Term Rentals

Dear Coastal Commission:

The Central Coast Management Association is a trade association of professional Short Term Rental Managers and Owners representing approximately 700 homes in San Luis Obispo County.

Professional STR Managers and Owners are uniquely positioned at the intersection of booking platforms, government regulators, our communities, and our guests. This unique vantage point gives us the opportunity to be the perfect avenue to a future-friendly, reasoned solution to our shared problems that is fair to all.

As industry professionals we feel it is important to clearly outline each entity's role in the market and, toward that goal, we believe we should be recognized separately from *Online Platforms* such as AirBnb/ HomeAway. While our members utilize these Platforms for promotion, the platforms themselves are no replacement for our local personnel. Online Platforms don't have the capacity for boots on the ground help with any issues that may arise with Short Term Rental use. As members of our local communities, we still have to live and work with our neighbors and we therefore have more at stake than a simple Online Platform that is capable of moving on to the next city, the next state, or the next country.

In order to arrive at a future-friendly, reasoned solution that is fair to all, we require unbiased data collection efforts and open discussion on the resulting data with representation from all affected parties. Simply creating an ordinance does not mean it will be effective, especially if there is no effort to enforce it.

San Luis Obispo county enacted a Vacation Rental Ordinance in 2003 for the unincorporated areas. According to the results of the community workshops in Cayucos and Cambria, the overwhelming issue raised by our communities was "Lack of Enforcement of the Existing Ordinance". To date, no action has been initiated to address the community concerns.

Our county declares it a "Complaint Driven" Ordinance and does not allocate sufficient funding to enforce the rules already in place. If the existing rules are not enforced how are we to know if they are effective or not?

Many municipalities have come to agreements with Platforms to collect and remit TOT. We are aware of one local agreement intended to limit inventory available on the Platform to regulatory compliant properties, however, the Platform is not required to verify whether or not a property is licensed. Last year, approximately \$1.3 million in additional TOT has been collected without being attributed to any specific source property or Platform listing.

If governments are developing Ordinances which address/restrict behaviors and eligibility for STR operation, they should also be including a realistic budget and enforcement plan with the Ordinance proposal. Otherwise, they will have another example of ineffective, "complaint driven" legislation, that leaves the neighbors and STR professionals frustrated.

The CCMA is solution-oriented and is here to help amicably resolve any issues related to Short Term Rentals. We are proud of our communities and we are dedicated to working with our neighbors and friends to solve any other issues we all face together. We respectfully ask that you please utilize our data, our experience, and our connection to every other party in the STR sphere by involving us in the process and giving us our well deserved seat at the discussion table.

Best Regards,

CCMA Members

Scenic Coast Properties, Cambria
Maisons de Cambria, Cambria
SeeLyon Beach Rentals, Cayucos
The Crawfords, STR owner, Cayucos
Beach-N-Bay, Morro Bay
Coastal Vacation Rentals, Pismo

Breen Vacation Station, Cambria
Highway One Rentals, Cayucos
John Gilbert, STR owner, Cayucos
Beachside Rentals, Cayucos
Seven Sisters, Pismo
Paso Robles Vacation Rentals, Paso Robles

July 3, 2019
California Coastal Commission
Re: Short Term Rentals
Comments for the July 12 workshop

Once a year at Christmas I rent a home in Cayucos which allows my family to get together to celebrate the holiday and one another. No one in our family has a home large enough to host so we love this place and the opportunity. At the opposite end of Hwy. 41, in Yosemite National Park, in 1998, my husband and I built a vacation rental next to our home in Yosemite West. (This is private land within Yosemite's boundaries.) Until its sale in 2016 it provided extra income for us so we could retire without worries of how to pay our bills. The 10 % tax to Mariposa County was a welcome addition to their budget. Actually, the taxes from our small community of vacation rentals brings in over \$1.000.000 per year to the county.

Were there issues when so many home owners converted to vacation rentals? Of course. There were county regulations which some owners chose to ignore. There were private homes whose owners were fearful of the extra noise and traffic but on the whole, I think it was a win win for all. With sensible regulations for homeowners or their agents, complaints can be kept to a minimum. Some suggestions: All rentals must have a permit. Renting without a permit should carry a hefty fine. The permit should stipulate the maximum number of paying guests that can occupy the rental, the quiet hours for the community. Absentee owners must have a local representative. Homes need a dishwasher that sanitizes. Owners or their agent must have a phone # on file for contact. Appropriate fines could be leveled for excess noise after quiet hours or other violations. Owners should, in their contract with guests, inform them they are responsible for any fines levied for excess noise, parking violations, etc. Owners should consider posting a video camera to be sure the property isn't being used for more than the designated number of guests.

With proper planning and well thought out regulations local residents and visitors can enjoy our beautiful coast and the counties can have the additional income to provide facilities and safety for all.

Sincerely,

Kay Pitts
2658 E. Alluvial #119
Fresno, CA 93720

July 5, 2019

Ms. Dayna Bochco,
Chair California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Pacific Grove LCP Certification No. LCP-3-PGR-18-0093-1

Dear Chair Bochco and Coastal Commissioners:

Pacific Grove Short-Term Vacation Rentals (STR)

I am writing to inform you about our grassroots ballot initiative, [Measure M](#), adopted by Pacific Grove voters at last year's [November 6 election](#) (see p. 3, attached). The two precincts with the highest proportion of yes votes (60% voting Yes on M) both include portions of the coastal zone (see p. 4, attached)

Measure M does not regulate STRs within the city's coastal zone or commercial districts. However, Measure M includes the following:

Section 1-D-1: The City May Address Short-Term Rentals in the Coastal Zone in the Local Coastal Program Update. *The California Coastal Act imposes restrictions on the use of land in the Coastal Zone, including Pacific Grove's coast. The California Coastal Commission, which implements the Coastal Act, has stated that regulation of short-term rentals in the Coastal Zone must occur within the context of the Local Coastal Program, subject to Commission review. The City is currently drafting a comprehensive update to Pacific Grove's Local Coastal Program. While this Initiative does not prohibit short-term rentals in the Coastal Zone, it identifies local conditions that the Commission has acknowledged may support short-term rental restrictions in the Coastal Zone, namely that the community "already provides an ample supply of vacation rentals" and that "further proliferation of vacation rentals would impact community character." **This Initiative does not prevent the City from imposing a short-term rental ban or further limitations in the Coastal Zone** [bold emphasis added].*

We believe Measure M acted as a defacto referendum for the **entire city**. With this in mind we have concerns about how STRs will be regulated within the coastal zone.

Density of STRs

In 2017 the Pacific Grove City Council adopted [Ordinance 17-024](#), which included "capping" the number of STRs within the **entire city** to 250.

7.40.040 STR cap, density, and occupancy limits.

(a) License Cap. The maximum number of STR licenses allowed throughout the city shall be 250. If the number of existing licenses exceeds 250, new license applications shall be placed on a waiting list.

We believe the cap is arbitrary and capricious. Furthermore, we believe the Coastal Commission should not certify anything that establishes an inconsistency: the cap (250) was established for the **entire city** and should not be used as the limit for STRs within the much smaller coastal zone area. Many Pacific Grove voters, that spoke with us during the yearlong process of getting Measure M adopted, expressed this concern.

We believe the "cap" should be removed from the proposed LCP-IP and that density of STRs within the coastal zone should be exclusively governed by the city's "zone of exclusion" (ZOE).

7.40.040 (b)(2) Upon the effective date of the ordinance codified in this chapter, all new STR licenses shall be subject to a 55-foot zone of exclusion. The 55-foot zone of exclusion shall be drawn from the STR parcel boundary. A property shall be ineligible to hold an STR license if any part of its parcel boundary is within the 55-foot zone of exclusion of an existing STR. Subject to the city manager or his/her designee's discretion, a property may be eligible for an STR license if its parcel boundary is outside the zone of exclusion but an associated legal easement is within the 55-foot range (i.e., a reverse ingress or egress easement creates a flag lot).

We prepared a map showing that the zone of exclusion rule would limit the number of STRs on residential parcels to approx. 125 (see p.7, attached). There are currently 58 licensed STRs within Pacific Grove's coastal zone - 11 of these are located in Asilomar Dunes ESHA.

STRs within ESHA

The city's draft LCP identifies the Asilomar Dunes as an environmentally sensitive habitat area (ESHA) and coastal staff is focused on implementing a more restrictive set of land use policies for this area. We certainly agree with this.

However, we believe allowing STRs within Asilomar Dunes creates an opportunity to damage this sensitive area and runs counter to the resource protection policies being established for this area.

Therefore, we ask that the LCP include policy to ban non-hosted STRs within the Asilomar Dunes, especially within areas defined as having Extreme-Moderate sensitivity (see p. 5, attached). We believe Pacific Grove's [home sharing ordinance](#) (hosted transient lodging) should be allowed to continue.

Finally, please consider designating both Asilomar Dunes and all of Area IV-B as scenic view areas (see p. 6, attached). Apparently, the only reason Area IV-B hasn't been designated as such is because it wasn't included in the City's 1989 LUP. This may have been due to the land being under Federal control at the time, which is no longer the case. Whatever the reason, not designating them scenic view areas would be a regrettable oversight. Thank you for your consideration.

Luke Coletti
Pacific Grove Neighbors United
<https://pgneighbors.com/>

A Visual Guide to Understanding Measure 'M'

We created this map to show the distribution of residentially zoned parcels within Pacific Grove. There are 5,081 residential parcels outside the Coastal Zone and 626 residential parcels inside the Coastal Zone. Measure M will only affect residentially zoned parcels outside of the Coastal Zone (Green Parcels). The commercially zoned parcels and the area governed by the California Coastal Commission (Coastal Zone) are NOT affected by Measure M (Yellow and Blue Parcels). Further, Measure M does not change the City's existing rules allowing room rentals in resident-occupied single family homes.

The Pacific Grove City Council majority expanded Short-Term Vacation Rentals (STRs) into residential areas without voter approval and with little monitoring or regulatory enforcement.

Measure M restores the zoning rules that once protected Pacific Grove neighborhoods.

22% of all residential parcels are within 55 feet of a Short-Term Vacation Rental.

Contact us to volunteer today!

Consolidated Zoning Map And Coastal Zone Boundary

See our map page at:
www.pgneighbors.com/map



**PLEASE VOTE
YES on 'M'**
TO PRESERVE AND PROTECT
PACIFIC GROVE'S
RESIDENTIAL CHARACTER

**Neighborhoods Are
For Neighbors,
NOT Hotels!**

MAP KEY

- 1) **Green** colored parcels are affected by **Measure M** (residential parcels outside the coastal zone)
- 2) **Blue** colored parcels are NOT affected by **Measure M** (residential parcels inside the coastal zone)
- 3) **Yellow** colored parcels are NOT affected by **Measure M** (commercial parcels)
- 4) Home sharing (room rentals in resident-occupied homes) is NOT affected by **Measure M**

Monterey County
Elections Department

06 November 2018 Election

Precinct Map
of
Pacific Grove

Measure M Results
By Precinct



Precinct 1 - 5103
60.27% - YES
39.72% - NO

Precinct 3 - 5105
57.84% - YES
42.16% - NO

Precinct 2 - 5104
57.68% - YES
42.32% - NO

Precinct 5 - 5107
59.11% - YES
40.89% - NO

Precinct 4 - 5106
60.45% - YES
39.55% - NO

Precinct 6 - 5108
53.92% - YES
46.38% - NO

Precinct 7 - 5109
52.89% - YES
47.11% - NO



0 1800 feet

Legend

- Planning Area Boundaries
- City of Pacific Grove
- Major Roads

Source: 2016 Air photo

Land Habitat Sensitivity Map

Figure 4: Scenic Areas



Comment [KK2]: Asilomar dunes needs to be identified as scenic.

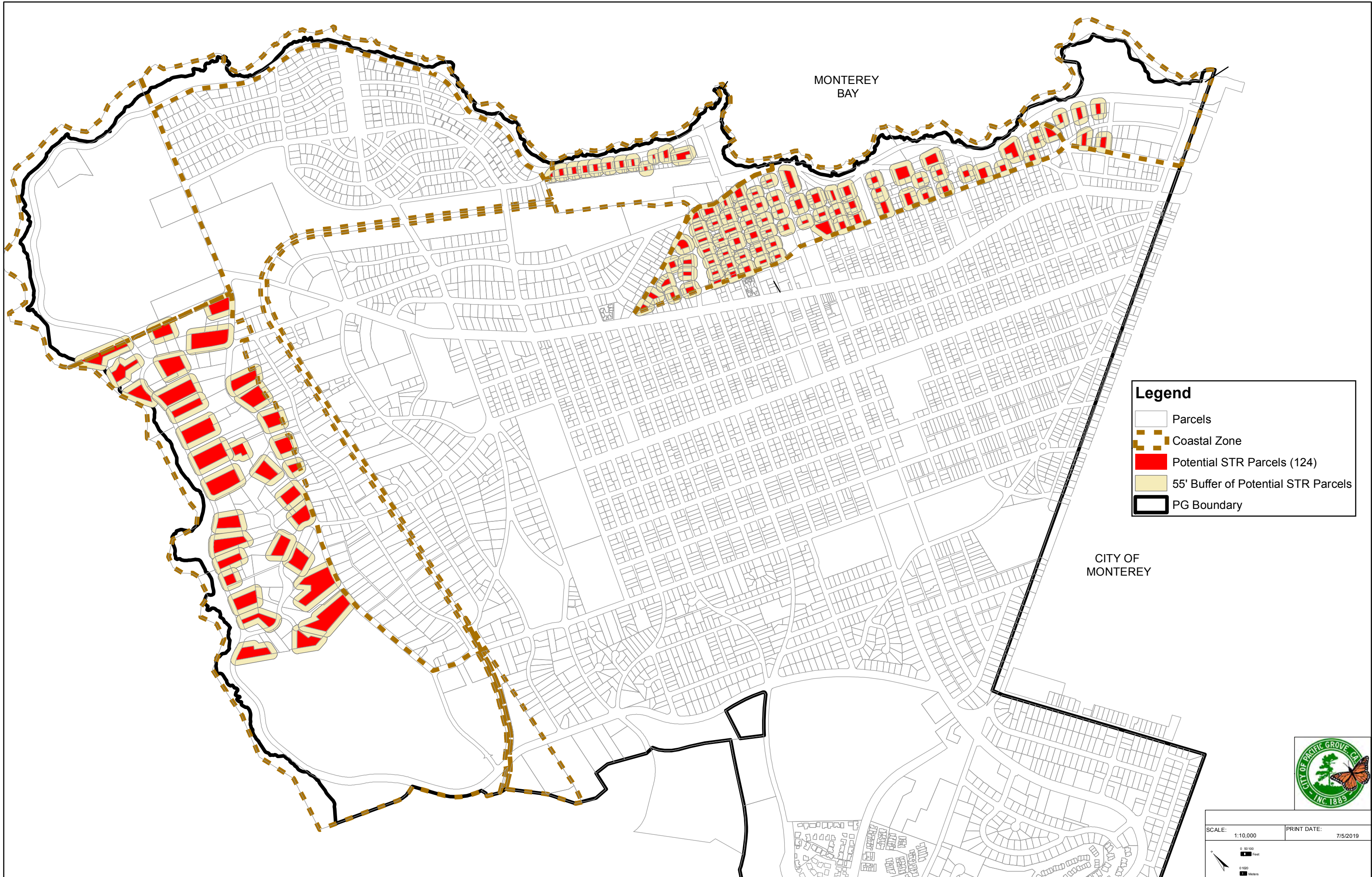
Legend

- Coastal Zone Boundaries
- City of Pacific Grove
- Scenic View Areas - Seaward of First Public Road
- ▲ Scenic View Points

Source: City of Pacific Grove 1989 and 1998, Google Earth 2013

Figure 4
Scenic Areas

City of Pacific Grove Land Use Plan



MONTEREY
BAY

CITY OF
MONTEREY

Legend

- Parcels
- Coastal Zone
- Potential STR Parcels (124)
- 55' Buffer of Potential STR Parcels
- PG Boundary



SCALE: 1:10,000 PRINT DATE: 7/5/2019

0 50 100 Feet
0 100 200 Meters



July 5, 2019

Delivered via email

To: Chair Bochco and Commissioners
California Coastal Commission

Re: California Coastal Commission and Local Government Public Workshop, Sea Level Rise and Local Coastal Program Development Process

Dear Chair Bochco, Vice Chair Padilla, and Commissioners,

The Surfrider Foundation is a nonprofit, grassroots organization dedicated to the protection and enjoyment of the world's oceans, waves, and beaches. The San Diego Chapter is one of the largest in the country with over 2,000 members. With approximately 70 miles of coastline in San Diego County, we are witnessing first hand the various changes and challenges facing California communities in the wake of rising sea levels and a changing climate. Thank you for the opportunity to submit comments and weigh in on our observations and suggestions for sea level rise adaptation.

Surfrider is committed to ensuring our communities implement long-term plans that leverage various trigger-based adaptation options to external factors over time. Our goal is to maintain healthy, accessible beaches while simultaneously improving the safety and resilience of our coastal communities.

San Diego's sandy beaches and majestic bluffs are iconic of California's beautiful coast, generating millions of tourist and taxpayer revenue annually. According to the National Oceanic and Atmospheric Administration (NOAA), California is the nation's leader in ocean-based tourism and recreation, generating \$24 billion annually and supporting 427,000 workers.¹ If we lose our beaches to hard armoring and fail to

¹ <https://coast.noaa.gov/states/fast-facts/tourism-and-recreation.html>

adapt existing infrastructure to allow for natural erosion processes, we could end up with development that continues to be threatened *and* very narrow or nonexistent beaches throughout much of San Diego. Such a scenario is not only bad for our communities, but bad for our economy as well. With this in mind, Surfrider is participating in the process of reviewing and commenting on Sea Level Rise (SLR) vulnerability studies and Local Coastal Program (LCP) updates throughout San Diego County.

To date, we have participated in the LCP process in the cities of Solana Beach, Del Mar, and Imperial Beach. Oceanside is in the early stages of planning, and we are watching closely and engaging with City officials and the community as early and often as possible. The remainder of this letter details our experiences and observations in these communities, some general comments on important factors to consider, and our suggestions for improvement of LCPs and the process itself.

Observations from Solana Beach

Surfrider San Diego spent over ten years working in the community and with the City of Solana Beach to ensure that their LCP would provide adequate protection and long term-planning to mitigate the impacts of SLR. Surfrider asked the City to recognize the adverse impacts of seawalls to the aesthetic of Solana Beach as well as the negative impacts to surf breaks, shoreline access, and overall water quality. To date, Solana Beach only has a certified Land Use Plan (LUP) and does not yet have a fully certified LCP.

It is important to note that the seawalls which have been constructed in Solana Beach over the years have been built on public property. Not only does this immediately occupy public land, but it prevents the landward migration of the sandy shore by prohibiting natural sloughage, sand accumulation, and fixing the back beach.

Surfrider has adamantly testified before the Coastal Commission against numerous reckless coastal developments in Solana Beach that would perpetuate the seawall problem and further impair the City's long-term adaptation to sea level rise. Public property is being used throughout Solana Beach to protect private property. Largely, our observation has been that homeowners with a direct economic interest tend to have more prevalent representation and a need that *appears* more urgent. However, if we continue down the path of armoring the coast, eventually there will be no more beach, and the homes the walls currently protect may still be at risk from erosion as the ocean deteriorates their armoring structures.

Observations from Del Mar

The science-based findings of ESA, the technical consultants hired by the City of Del Mar to prepare its draft Vulnerabilities Assessment, put Del Mar's future in stark terms. Under the projected high SLR scenario, beaches in Del Mar will be lost within 30 years if the back of the beach is fixed by sea walls. Low-lying areas in North Beach will be continually flooded by storm and high-wave events. Despite these findings, Del Mar opted to remove managed retreat from its toolkit of adaptation options, even as the option of last resort.

Del Mar formed a Sea Level Rise Technical Advisory Committee (STAC) in 2015 to help draft Del Mar's adaptation plan. In 2015, STAC voted overwhelmingly to include managed retreat as an adaptation option. Managed retreat was only to be used when other options had failed and the beaches were lost to the rising seas. Unfortunately, over time the STAC's process lost its scientific and technical perspective, and managed retreat was stripped from the Adaptation Plan. The shift in tone and purpose occurred in the face of aggressive negative public feedback, led by a minority of the city's population who owned ocean-front property or homes in the 'Beach Colony', which is located mere feet above current sea level. As part of this weakening of the Adaptation Plan, there was a persistent misinformation campaign mounted by this group and their paid geotechnical 'experts' and lawyers. This vocal minority of Del Mar was focused solely on hypothetical decreases in private property values, and stated in public comment that they don't care if the public beaches and surfing resources are lost to the ocean due to coastal armoring.

This vocal minority of Del Mar's residents organized to remove managed retreat from the city's Draft Adaptation Plan. The charge was led by some members of the STAC, who admitted to financial conflict of interest in several public meetings by stating that their property values would be directly and negatively impacted by even the mere mention of managed retreat in an official city document. The city abdicated its responsibility to protect the public beaches that serve all of its residents, and instead listened only to the financially powerful and vocal minority of property owners who chose to build on the edges of bluffs or feet above current sea level.

To abide by the Coastal Act, Del Mar's beaches need to be protected for the millions of California residents who recreate there every year. Many residents from the surrounding communities frequent Dog Beach and other beaches in Del Mar including 11th, 15th, 25th, and 29th St. Numerous children from surrounding communities attend Earl Warren Middle School, Canyon Crest Academy, and Torrey Pines High. These students use the 15th St. Beach for Surf PE and Surf Team practice,

and they also enjoy the beaches recreationally. Junior lifeguard programs as well as dog surfing, volleyball, and Bocce tournaments on Del Mar beaches are meant for residents from all areas, not just Del Mar.

Del Mar has numerous businesses that are reliant on the beach, including Rusty Surf Shop, Matuse Wetsuits, and numerous surf camps and rental facilities for beach equipment.

Statistics submitted to the United States Lifesaving Association by Del Mar show well over 2.5 million annual beach visits in Del Mar, with the exception of an anomaly in reporting in 2012 that has been omitted from the dataset (<http://arc.usla.org/Statistics/public.asp>). The data shows an increase in beach use over time as well.

The objections to managed retreat in Del Mar were especially striking as managed retreat has already been practiced in Del Mar for the last 30 years as part of its certified LCP. The Beach Preservation Initiative (BPI) in Del Mar was incorporated as section 30.50 of the Implementation Guidelines for Del Mar's LCP in 1993. The guidelines were adopted in 1988 by the voters of Del Mar as Measure D. City Council may amend the guidelines by resolution in accordance with the Del Mar Municipal Code. The BPI itself advocated for managed retreat in Del Mar and has been successfully defended in court against multiple legal challenges from beach-front property owners. It has worked in Del Mar for over thirty years, and it is the law of the land in Del Mar (underlines added for emphasis).

Section 10. Beach Preservation Initiative: Shoreline Protection Area: Removal of Non-complying Development.

- a. Privately owned development within the Shoreline Protection Area constructed before the effective date of an in nonconformity to the Beach Overlay Zone regulations shall be abated immediately by the person or persons who constructed, now use and/or maintain such development; unless a Shoreline Protection Permit has been obtained establishing an amortization period of such development.*
- b. The following privately owned development within the Shoreline Protection Area shall constitute a public nuisance. In addition to other remedies provided by law, all direct and indirect costs, including legal expenses, incurred by the City of Del Mar in abating such nuisance shall become a lien on the property and a personal obligation of the person or persons who constructed, now use and/or now maintain such*

development, and shall be a special assessment against said property to be collected as ordinary municipal taxes.

- 1. Privately owned development which was constructed before the effective date of and in noncompliance with the regulations of the Beach Overlay Zone and thereafter is maintained either without or contrary to the terms of a Shoreline Protection Permit.*
- 2. Privately owned development which is constructed and maintained after the effective date of and in noncompliance with the regulations of the Beach Overlay Zone.*

Section 10. Guideline:

Any development in the Shore Protection Area which did not receive a Shore Protection Permit or is in conflict with any approved Shoreline Protection Permit must be removed.

Managed retreat as specified by the BPI was upheld by the Court of Appeal, Fourth District, Division 1, California, in Scott vs Del Mar (<http://caselaw.findlaw.com/ca-court-of-appeal/1217654.html>). In this inverse condemnation action, Jack D. Scott, Angela Adams Scott, and Edwin C. Lynch appealed a judgment entered in favor of Del Mar after the trial court determined Del Mar's removal of their seawalls, rip rap and patios encroaching on the public beach was not compensable under constitutional takings principles. The appeals court affirmed the earlier decision by the trials court.

In this example, Scott and Lynch owned oceanfront homes between 23rd and 24th Streets that had wooden seawalls with rip rap in front of the walls, in addition to private patios between the walls and homes. The seawalls, built in 1928 (Lynch) and 1946 (Scott), were not on the residential lots, but they were between 15 and 16 feet seaward of the westerly lot lines on public beach. Repairs were made to the seawalls after storms in 1983 damaged them. After Del Mar adopted the BPI in 1988, the city sent Scott and Lynch notices that their seawall and related improvements encroached on the Shoreline Protection Area. This is expressly prohibited by the BPI. Del Mar ordered abatement of the nonconforming improvements by May 15, 1992. Lynch and Scott removed their brick patios, but not the seawalls and rip rap. Over their objections, Del Mar removed the seawalls and riprap in late May 1992. In April 1993, Scott and Lynch sued Del Mar in inverse condemnation, alleging they were entitled to compensation for the property taken for public beach, the improvements and increased vulnerability of their homes to storms, vandalism and burglary. The court determined there was no taking of the underlying property as Del Mar had the

power to declare them public nuisances and to abate them. The judgment was affirmed by the court of appeals.

In addition to the poor decision to remove managed retreat as an adaptation option, the city is also attempting to redefine 'existing development' in a manner completely inconsistent with the Coastal Act. See the draft Adaptation Plan page 6: 30.55.030 Definitions:

Existing development shall mean any structure or development that was lawfully established, altered, and maintained pursuant to the Del Mar Municipal Code (or preceeding San Diego County ordinances)

Section 30253 of the Coastal Act prohibits shoreline protection for any new development. Therefore, existing development cannot be so broadly defined as all new development that complies with the Del Mar Municipal Code and therefore granted the right for shoreline protection. Such a definition would be in direct conflict with Section 30253 of the Coastal Act, which expressly prohibits new development from requiring any protective devices.

Observations from Imperial Beach

The City of Imperial Beach prides itself on being a "Classic Southern California" beach town. While its draft LCP update addresses many climate-related challenges, including sea level rise, its policies heavily favor hard armoring as a long-term solution. Imperial Beach had initially included managed retreat as one of many adaptation strategies, however, after pushback from a number of community members, the strategy was ultimately removed. The City's final SLR Adaptation Plan draft has not yet been adopted, and community discourse is still ongoing.

Surfrider has expressed to the City that it is particularly concerned by the language in Section 7.1, under the heading Sea Level Rise Vulnerability Assessment and Planning, which clearly states that managed retreat is no longer "a viable or necessary adaptation strategy in the foreseeable future." This statement is contradictory to much of the language that precedes it, including the emphasis on planning for a resilient community by utilizing scientific evidence and trigger-based adaptation. While the resiliency measures of "raising of infrastructure and structures, establishment of permanent or temporary alternative routes for public transit and bikeways, green infrastructure that reduces flooding, and addressing drainage of stormwater and resiliency of wastewater systems" are all undoubtedly important, it is

worth adding that there may come a time when such structures and systems need to be moved landward due to economic, environmental, and/or safety reasons.

As noted throughout its General Plan, Imperial Beach is a predominantly low-lying coastal city, and its commercial and residential structures are particularly at risk from tidal inundation as sea levels continue to rise. Surfrider Foundation appreciates that the City has included a variety of policy solutions to manage this risk - particularly the following statement from Section 7.1, Adaptation Timeline and Strategies:

[T]he City's preferred approach is to employ adaptation strategies, such as beach replenishment and living shorelines, in combination with existing shoreline protection devices, to preserve property and maintain critical natural and economic resources such as the shoreline. These strategies will be continually assessed for deployment at the community, neighborhood, area, and sub-area levels.

Surfrider supports the living shoreline and soft armoring adaptation strategies to be implemented where feasible and as a near-term approach. However, for areas that are already experiencing inundation from tidal flooding and storm events, soft armoring may not be sufficient. Continued restoration of hard armoring or implementation of new armoring structures, as described in the policies of section 7.1.6 – 7.1.14 causes further harm to the sandy shoreline and nearshore water quality, while only temporarily prolonging the life of the structures they serve.

Current and projected future tidal conditions, exhibited in Imperial Beach's SLR study and other similar documents, clearly indicate that the risk to life and property will only increase with time. While beach nourishment and coastal armoring may presently offer adequate protection for some properties, these methods are not permanent solutions. Eventually the beach will be lost, and overtopping by waves of hard armoring structures will likely cause property loss as well. Planning for managed retreat allows cities to protect our beaches for now and for the future. Managed retreat would likely also help prepare private property owners to move out of harm's way in a safe and organized fashion when the need arises.

Section 7.1 of the LCP update highlights how "trigger points that include both sea level rise change and impact thresholds can more effectively signal the proper time and scale to implement adaptation strategies." Surfrider agrees that a trigger-based response for adaptation is logical and will help the community efficiently react as changes occur. The intent to base trigger points on "quantifiable data obtained from local and regional monitoring and market indicators" as well as "consistent

monitoring of sea level rise and related impacts such as changes in beach quantity and quality and damage to property and structures” is a great place to begin planning. We cannot stress enough that such trigger points are only as strong as the adaptation methods they direct into action - including managed retreat.

As the Commission is aware, planning for managed retreat will take time and considerable resources. As such, we continue to urge Imperial Beach, and other cities where necessary, to reinstate managed retreat as a planning strategy in their LCP Update. The sooner managed retreat strategies are developed, the more protected our Cities and beaches will be. As this LCP and other documents highlight, climate change is a process. The changes are happening in both predictable and unpredictable ways, which are creating a multitude of vulnerabilities, especially for coastal cities.

Sand replenishment is a short-term solution to a long-term problem

As we observed in Del Mar, despite scientific evidence to the contrary², the city is largely relying on sand replenishment as its long term adaptation plan. Some have suggested that sand replenishment can indefinitely solve the problems of rising tides due to SLR. However, Del Mar’s Draft Sedimentation Management Plan raises serious doubts that there will be adequate sand resources to sustain nourishment of just Del Mar, northern beaches in Solana Beach and Encinitas. and Torrey Pines to the south. Additionally, ESA’s Draft Sediment Management plan at page 10 states that sand replenishment feasibility is uncertain at 3-5 feet of sea level rise.

“While beach nourishment is likely to be feasible for lower amounts of sea-level rise, the feasibility of larger scale beach nourishment with sea-level rise of about 3 to 5 ft at Del Mar is uncertain, primarily due to uncertainties in the regional demand and availability for sand sources. The above estimate of beach nourishment assumes that beaches to the north and south of Del Mar would implement similar scales of beach nourishment or that sand retention structures would be installed in Del Mar to retain sand. Otherwise, assuming that other beaches are not nourished and sand retention structure are not implemented, large-scale beach nourishments in Del Mar are not expected to be effective [sic] because placed sand is not expected to persist for long due to

² Del Mar Sedimentation Management Plan, https://www.delmar.ca.us/DocumentCenter/View/3578/ESA_revisedDRAFT-Del-MarSediment-Management-Plan-May2018_clean, accessed July 3, 2019

high potential for placed sand to be transported down and upcoast."

Our own independent research concurs with ESA. The tables below show that under high sea level rise, the nourishment of Solana Beach and Encinitas combined with the demands for Del Mar would deplete nearly all of the presently identified sand resources within 50 years. This concern was raised by Del Mar in a 2013 letter to the Army Corps and in the Sediment Management Plan as well. This leaves little to no sand for northern neighbors Leucadia and Cardiff (the Army Corps project excludes these areas) or Torrey Pines to the south.

Required sand volume (yd³)	Project
6,936,000	50 year Solana-Encinitas Shoreline Study $5,780,000 * 1.2 = 6,936,000$ (1.2 factor is to account for loss in construction) http://www.spl.usace.army.mil/Missions/Civil-Works/Projects-Studies/Solana-Encinitas-Shoreline-Study/
6,000,000	Del Mar Draft Coastal Sediment Management Plan Assumes 5 replenishment events over 50 years $5 * 1,000,000 \text{ yd}^3 * 1.2 = 6,000,000$ (1.2 factor is to account for loss in construction) http://ca-delmar.civicplus.com/DocumentCenter/View/3468
12,936,000	Total required for Encinitas (excluding Leucadia and Cardiff), Solana Beach and Del Mar

Projected sand volumes required over the next 50 years

Estimated available sand volume (yd³)	Borrow Site
5,800,000	MB-1
7,800,000	SO-5

1,300,000	SO-6
14,900,000	Total

Estimated available sand per Army Corps Solana-Encinitas Shoreline Study

As we show above, it will be technically and monetarily infeasible to provide sufficient sand to combat SLR over the long term. While sand replenishment is a good short-term solution to beach erosion and smaller amounts of SLR, the supply of sand is limited, and its effectiveness as an adaptation plan is lost after 3-5 ft of SLR.

Managed retreat is legal and supported by the Coastal Act

We also observed in Del Mar and Imperial Beach that some are attempting to disparage the adaptation option of Managed Retreat as either illegal, impossible, or made-up. However, as we pointed out above, managed retreat has already been in practiced in Del Mar for the last 30 years. Additionally, managed retreat is well-supported as a concept throughout the Coastal Act. While Coastal Act Section 30235 does permit protection of existing structures, protection must minimize impacts on sand supply and mitigate any adverse impacts.

Section 30235 Construction altering natural shoreline

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

This is balanced by Section 30253, which states that new development shall not be at risk from flooding or structural instability. It continues that new development shall not require protective devices that would alter the beaches or bluffs.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- b) Assure stability and structural integrity, and neither create nor contribute*

significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Thus, as sea levels rise and hazardous areas migrate inland, the Coastal Act will require new development to be located further inland, essentially resulting in managed retreat. This is consistent with Sections 30211 and 30251, which state that development shall not interfere with the public's right to access the beaches and sea, and that scenic and visual qualities of the coast shall be protected.

Section 30211 Development not to interfere with access

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded area.

As sea levels rise, the dry sand and rocky coastal beaches will migrate landward. Development will therefore need to be located further inland to avoid loss of access to the beaches and protect the scenic and visual qualities of the coast. This again results in a situation that requires managed retreat.

The Coastal Act recognizes that there is a tension between the public's right to access its coastline and beaches and private property rights. Managed retreat lies at the nexus of this conflict. However, the Coastal Act directs us to act in a manner most protective of the beach and the coast when determining how to resolve these conflicts. In SLR scenarios, section 30007.5 directs us to resolve this conflict in favor of protecting coastal resources, such as the public's right to access and enjoy California's coastline and beaches.

Section 30007.5 Legislative findings and declarations; resolution of policy conflicts

The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources.

Public Trust lands will move landward with SLR

The Public Trust Doctrine provides that tide and submerged lands are to be held in trust by the State for the benefit of the people of California. In coastal areas, sovereign lands include both tidelands and submerged lands, from the shore out three nautical miles into the Pacific Ocean and lands that have been filled and are no longer underwater. Tidelands lie between mean high tide and mean low tide.

California Civil Code §§ 670, 830 defines the boundary of tidelands as the ordinary high water mark. The United States Supreme Court has ruled that in tidal areas the boundary is to be located by identifying the intersection of the mean high tide line with the shore (*Borax Consol., Ltd v. Los Angeles* (1935) 296 U.S. 10).

Importantly, shore protection does not stop the formation of public trust land behind it had the shore protection not been present. Per a recent article "*Climate Change and the Public Trust Doctrine: Using an Ancient Doctrine to Adapt to Rising Sea Levels in San Francisco Bay*." Golden Gate U. Envtl. LJ 3 (2009): 243., *United States vs Milner* and other cases were cited to support the assertion that shore protection does not stop the formation of public trust land behind it had the shore protection not been present.

Cities have no right to set State Tideland boundaries. Therefore, the State or Coastal Commission or State Lands Commission will have the ability to impose retreat or inverse condemnation of seawalls that impair the public trust.

Below is the relevant excerpt from "*Climate Change and the Public Trust Doctrine: Using an Ancient Doctrine to Adapt to Rising Sea Levels in San Francisco Bay*" on the Milner and related case law.

"Another artifact of sea level rise undoubtedly will be an increase in the construction of sea walls and other shoreline protection devices. Since shoreline protection stops water levels and the mean high tide line from advancing landward, it could also prevent the landward movement of the public trust. However, a recent federal-court ruling in United

States v. Milner held that the mean high tide line is measured in its unobstructed state as if shoreline protection did not exist. *Milner* cited as authority the seminal case of *Leslie Salt Co. v. Froehlke*, in which the Ninth Circuit held that navigable waters of the United States, as used in the River and Harbors Act, extend to all places covered by the ebb and flow of the tide to the mean high water mark in its unobstructed, natural state. Therefore, the mean high tide line under certain federal laws is measured in its natural and unobstructed state.

"In Milner, littoral property owners erected shoreline protection on the dry sandy portion of their property that intersected the mean high tide line when the beach eroded. As trustees for the Lummi Nation, the federal government brought claims against the property owners for trespass and violations of the Rivers and Harbors Act and Clean Water Act. The court held that while littoral owners cannot be faulted for wanting to prevent their land from eroding away, we conclude that because both the upland and tideland owner have a vested right to gains from the ambulation of the boundary, the littoral owners cannot permanently fix the property boundary. The court reasoned that ban owner of riparian or littoral property must accept that the property boundary is ambulatory, subject to gradual loss or gain depending on the whims of the sea. Consequently, the mean high tide line should be measured as if the shoreline protection did not exist for purposes of trespass and the Rivers and Harbors Act (but not the Clean Water Act)."

"Leslie Salt and Milner interpret federal law and therefore do not address the question of whether state jurisdiction and authority are subject to a similar rule. However, littoral and tideland owners in California may have statutory and common law rights to accretion and erosion. Since California courts have held that the mean high tide line is ambulatory, it could be argued under the rationale in Milner that shoreline protection that fixes the mean high tide line extinguishes the public's right to erosion and constitutes a trespass upon public trust lands. Moreover, it could also be argued that shoreline protection obstructs public trust rights to navigation, public access, and recreation, and that measuring the mean high tide line as if the shoreline protection did not exist would preserve those rights. Finally, California's artificial-accretion rule holds that an upland or littoral property owner does not gain alluvion from unnatural conditions, and California treats common law rights to erosion and accretion similarly. Therefore, a court could hold that artificial shoreline protection should not deprive the public of rights to land that would be tidelands in its natural state."

California's artificial-accretion rule holds that an upland or littoral property owner does not gain alluvion from unnatural conditions. This general holding was affirmed by the U.S. Supreme Court in *Stop the Beach Renourishment v. Florida Department of Environmental Protection*, 560 U.S. 702 (2010).

In addition to the excerpt from the article above, we would like to quote the Milner case directly:

“Under the common law, the boundary between the tidelands and the uplands is ambulatory; that is, it changes when the water body shifts course or changes in volume. [citations omitted]. The uplands owner loses title in favor of the tideland owner-often the state-when land is lost to the sea by erosion or submergence. The converse of this proposition is that the littoral property owner gains when land is gradually added through accretion, the accumulation of deposits, or reelevation, the exposure of previously submerged land.”

Conclusions

As noted above, there is a strong opposition to long-term planning for managed retreat by those with financial interests in armoring the coast. This aversion is influencing the decisions of coastal cities and preventing the development of sound strategies for retreat. Whether it is a part of the current versions of LCP updates being considered, or separate studies where feasible, retreat must be considered.

To completely discount the idea of managed retreat, attempt to allow new development the right to future armoring, and weaken the setback rules, all threaten the safety and livelihood of the coastal residents and the greater beach-going public. Take a moment to consider how Californians have come to grips with the fact that we live in an active fault zone. Building codes have been strengthened, earthquake insurance is becoming more affordable, and many people have emergency supply kits stocked in their garages or closet. These steps were taken in response to an unpredictable event that may or may not happen in our lifetime, in the next century, or even in the next thousand years. Contrast earthquake preparedness with how the cities of Del Mar and Imperial Beach are currently addressing SLR. Sea level rise is a threat that is real, is fairly predictable, supported by the vast scientific consensus, and is essentially a very slow-moving but inevitable flood headed our way. By not responding now, while we have the chance to proactively prepare, we are setting ourselves up for a series of unplanned evacuations, loss of property, and potential loss

of life.

Planning ahead will save our cities and the State money over time, as well as protect the welfare of residents and visitors. We must all work together toward the goal of protecting the sandy shorelines of San Diego for future generations.

Sincerely,

Kristin Brinner
Solana Beach resident
Member of Del Mar's Sea Level Rise Technical Advisory Committee
Beach Preservation Committee Co-Lead
Surfrider Foundation San Diego Chapter

Jim Jaffee
Solana Beach resident
Beach Preservation Committee Co-Lead
Surfrider Foundation San Diego Chapter

Kaily Wakefield
Policy Coordinator
Surfrider Foundation San Diego Chapter



NorthWest
VACATION RENTAL
PROFESSIONALS

June 27, 2019

California Coastal Commission
5 Fremont St. #1900
San Francisco, CA 94105

Re: Short Term Rentals

Dear Coastal Commission,

The Northwest Vacation Rental Professionals (NWVRP) is a trade association of professional short-term rental professional managers representing members from the Pacific Northwest to California. Our membership required to adhere to a set of standard practices and a code of ethics that includes our active participation in our communities thus assuring the vacation rental travel community that our members are in full compliance in their respective locations.

As the California representative for the NWVRP, we stand with our California colleagues who are uniquely positioned at the intersection of booking platforms, government regulators, our communities, and our guests. This unique vantage point gives us the opportunity to be the perfect avenue to a future-friendly, industry offering reasonable and responsible solutions to our shared problems—solutions that are equitable to all.

As industry professionals we feel it is important to clearly outline each entity's role in the market and toward that goal we believe we should be recognized separately from Online Platforms such as AirBnB/ HomeAway/Booking.com etc. While our members utilize these Platforms as marketing tools for promotion, the above platforms, by themselves, are no replacement for our local personnel.

Online Platforms don't have the capacity nor have demonstrated any considerable desire to put boots on the ground to address any issues that may arise with Short Term Rental use. As members of our local communities, we still have to live and work with our neighbors. Therefore, we are in a unique position with our own valuable perspectives and we have more at stake than the simple commission-based online platforms that have successfully proven over time capable of moving on to the next city, state or country.

In order to arrive at a future-friendly, reasonable and responsible solution that is fair and equitable to all, we require unbiased data collection efforts and open discussion on the resulting data with representation from all affected parties. Simply creating an ordinance does not mean it will be effective, especially if there is no mechanism in place or effort to enforce it.

San Luis Obispo county enacted a Vacation Rental Ordinance in 2003 for the unincorporated areas. According to the results of the community workshops in Cayucos and Cambria, the overwhelming issue raised by our communities was "*Lack of Enforcement of the Existing Ordinance*". To date, no action has been initiated to address the community concerns.

Our county declares it a "Complaint Driven" ordinance and does not allocate sufficient funding to enforce current legislation already in effect, let alone any new proposed legislation. If the existing rules are not enforced, how are we to know if they are effective or not?

Many municipalities have come to agreements with Platforms to collect and remit TOT. We are aware of one local agreement intended to limit inventory available on the online platform to regulatory compliant properties. However, the Platform is not required to verify whether or not a property is licensed. Last year, approximately \$1.3 million in additional TOT has been collected without being attributed to any specific source compliant property or Platform listing.

If governments are developing ordinances which address/restrict behaviors and eligibility for STR operation, they should also be including a realistic budget and enforcement plan with the ordinance proposal. Otherwise, they will have another example of ineffective, "complaint driven" legislation, that leaves the neighbors and STR professionals frustrated.

The CCMA is solution-oriented and is here to help amicably resolve any issues related to short-term-rentals. We are proud of our communities and we are dedicated to working with our neighbors and friends to solve any other issues we all face together.

We respectfully ask that you please utilize our data, our experience, and our connection to every other party in the STR sphere by involving us in the process and giving us our well deserved seat at the discussion table.

Best Regards,

John Pickart
California State Representative, Northwest Vacation Rental Professionals
Owner, Beachnest Vacation Rentals

940 US Highway 2, Suite D, Leavenworth, WA 98826 www.nwvrp.org

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SANTA MONICA, CALIFORNIA 90401
(310) 393-1524

RECEIVED

JUL 08 2019

**CALIFORNIA
COASTAL COMMISSION**

July 5, 2019

Coastal Program Analyst Daniel Nathan
45 Fremont Street, Suite 2000
San Francisco, CA 94105

**Re: Coastal Commission Workshop on Short Term Rentals July
12, 2019**

Dear Commissioners and Staff,

If the Coastal Commission does not take the lead on short term rentals in the coastal zone, then cities and the courts will strip that power away from the Coastal Commission.

Below is a quote from the Santa Monica City Attorney's brief in *Diane Hayek v. City of Santa Monica* (Case No. BS170950) scheduled for hearing on July 23, 2019. Santa Monica thoroughly dismisses the authority of the Coastal Commission as follows:

"Hayek further errs by asking this Court to consider and defer to: 1) vague assertions of the Coastal Commission's jurisdiction authored by a single member of the Commission in an informal letter sent to cities throughout California (Hayek RJN, Ex. E [Ex. A] the "Kinsey Letter"); and 2) an inapplicable Commission decision in Laguna Beach (Hayek RJN, Ex. G.)"

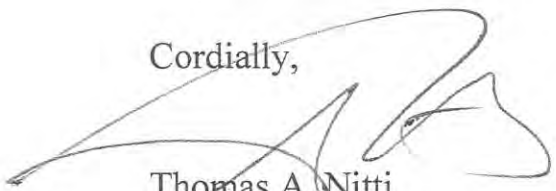
" 'Where the meaning and legal effect of a statute is the issue, an agency's interpretation is one among several tools available to the court. Depending on the context, it may be helpful, enlightening, even convincing. It may sometimes be of little worth. Considered alone and apart from the context and circumstances that produce them, agency interpretations are not binding or necessarily even authoritative.' (*Yamaha Corp. of Am. v. State Bd. of Equalization* (1998) 19 Cal. 4th 1, 7-8.) A mere assertion, absent formal rule-making, is entitled to almost no deference. (*Yamaha*, at 8-9.) Because the assertion is the

legal opinion of a single member of the Commission, rather than the exercise of a delegated power to make law, 'it commands a commensurably lesser degree of judicial deference.' (*Yamaha*, at 11; see also *New Cingular Wireless PCS, LLC v. Pub. Utilities Comm'n* (2016) 246 Cal. App. 4th 784, 809.)"

"The Kinsey Letter, an informal missive generically sent to all coastal cities containing Coastal Commission staff's assertion of authority to review any short-term rental ordinance is "of little worth." (*Yamaha*, at 11.) It is merely a generic "legal" conclusion which aggrandizes the Commission's jurisdiction, rather than an interpretation of the Act based on "technical, obscure, complex, open-ended, or entwined with issues of fact, policy, and discretion." (*Yamaha*, at 12.) The assertion of jurisdiction set forth in the Kinsey Letter is not related to specialized or technical knowledge; it merely asserts a bare legal conclusion based on the same statutory text the court would review if it addressed the question. Accordingly, no deference is due here to the Kinsey Letter."

I await your response.

Cordially,



Thomas A. Nitti

CC: Commissioners
Executive Director
Alexander Yee
Daniel Nathan
Steve Hudson
Amber Dobson
Eric Stevens

Judith A. Gorski
449 Blumont St.
Laguna Beach, CA. 92651

July 9, 2019

Members of the California Coastal Commission
StatewidePlanning@coastal.ca.gov

Dear Members of the Coastal Commission,

I own and live in the home located at the above address and I support the Short Term Lodging (STL) ordinance that was developed with the cooperation of the California Coast Commission staff and the Laguna Beach staff, which both protects the character of our community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, yet offers the opportunity to permit Short-Term Lodging in those areas where most visitors prefer to stay. I believe that this ordinance is important for the rights of property owners in residential zones for the following reasons:

- STLs operate as businesses and reduce the rights that residential property owners have to enjoy a quiet neighborhood with people we know;
- Tenants of STLs can cause noise and other negative impacts, when the tenants have no accountability to the rest of the neighborhood for their disruptions;
- We lose our sense of community with tenants who change habitation frequently;
- In our neighborhood, we know everyone on the street, so when there are renters who are unknown and who change regularly, it creates an atmosphere of concern for the safety of the children on the street and uncertainty as to whether there is the risk of any other unwanted action occurring to our neighbors or our properties;
- I do not want to be an enforcer of rules governing STLs, for example, with respect to number of weeks rented and assurances that minimal noise levels are maintained.

I encourage you to vote in favor of the STL Ordinance that the Laguna Beach City Council approved on June 4th. Thank you for your consideration.

Best regards,



Judi Gorski
judiagorski@gmail.com

July 9, 2019

Alex Llerandi, Coastal Program Analyst
California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego CA 92108

Please Help Save Short Term Vacation Rentals in Mission Beach

I own vacation rental property in Mission Beach. The property was purchased as vacation rental property 10 years ago, and has been vacation rental property for at least 20 years. We provide affordable beach-front vacation opportunities for middle class families that could not afford to stay in areas resorts and hotels. These families will be priced out of vacations in San Diego and elsewhere in California. Even if they had the money, there are no hotel and resort vacancies in San Diego during peak tourist seasons.

Many property owners who in good faith relied on vacation rental income when purchasing their properties may be forced to sell. The California beach areas will become the exclusive playground for only those wealthy enough to afford second homes on the beach without supplemental income. These properties will be vacant most of the year. The Mission Beach business community will be decimated.

Resident complaints about trash and noise can be addressed locally by enforcement of existing ordinances. Responsible owners, who have had no complaints should not be penalized for the actions of the few bad actors. If owners are forced to rent long term, they will not be available to owner families. Long term rentals may include the young and rowdy students, who are the problem now, and would be an ever greater problem if they were to replace the families that currently rent beach vacation rentals.

Finally, San Diego will lose millions of dollars of Transient Occupancy Taxes currently paid by vacation property renters.

The only benefits from AB 1731 will be for the hotels and resorts that will lose competition. Existing responsible vacation rental property owners and their guests, area businesses and Cities that rely on their Transient Occupancy Taxes will be the big losers.

Sincerely

Bart Christensen
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WWW.UNITEHERE.ORG • facebook.com/UNITEHERE • @UNITEHERE

July 10, 2019

Via Electronic Mail

Mr. John Ainsworth, Executive Director
Chair Dayna Bochco, and Commissioners
California Coastal Commission
45 Fremont Street #2000
San Francisco, California 94105
c/o Jeff Staben, Jeff.staben@coastal.ca.gov

Re: California Coastal Commission & Short-Term Rentals, including
7/12/19 Local Government Workshop

Dear Mr. Ainsworth, Chair Bochco, and Commissioners:

On behalf of UNITE HERE, we write to comment on local ordinances regulating short-term rentals (“STRs”) in the Coastal Zone. UNITE HERE believes that local governments in California have the power and a duty to stringently regulate STRs in their communities.

Commission staff have taken the position that STRs represent a “low-cost” accommodation option for coastal areas, but there is little evidence to support this assertion. There is, however, substantial and mounting data showing that the explosion of illegal STRs following the emergence of AirBnB and similar, platform-based companies has undermined the availability of affordable housing, particular in desirable locations like the Coast. STRs increase the cost of all housing by converting units from residential use to tourist use, decreasing supply and thereby increasing price. This contributes to the gentrification of coastal cities, which are increasingly beyond the reach of working- and middle-class residents. This affordability crisis has forced UNITE HERE members to choose between paying an even larger share of their family income on housing or living further and further from coastal areas, and the neighborhoods where they have built communities and where the hotels in which they work are located.

Local governments should not be hamstrung in their responses to the growth of STRs. UNITE HERE does not believe that the adoption or enforcement of general zoning laws regulating STRs is “development” requiring a coastal

development permit (“CDP”). But until that issue is resolved by the courts, the Commission should give local governments the utmost flexibility in addressing the problems that STRs create in their communities.

This letter is divided into three parts. First, we outline the legal debate on Coastal Commission review of STR ordinances and advocate for local flexibility in addressing STR growth.

Second, we outline key problems with the Commission staff’s current approach to STRs, including the unsupported assumption that STRs represent a low-cost accommodation option and the undervaluing of affordable housing and environmental justice as goals.

Finally, we set forth a series of recommendations on the Commission’s criteria for approving local STR ordinances. The Commission should approve local STR ordinances that require registration and licensing, limit STRs to primary residences to avoid the problem of corporate STR hotels, and set enforceable limits on the number of days a residence may be rented out. Consistent with recent appellate precedent, the Commission should also require individual STR owners and STR brokers like AirBnB to obtain CDPs prior to engaging in short-term rentals.

We appreciate the complex nature of STRs in the coastal zone and the work staff has done thus far on this topic. The approach to coastal cities’ STR ordinances outlined in this letter will help ensure access to the Coast for Californians, a goal that we all share.

I. The Commission should preserve local flexibility in addressing STRs.

UNITE HERE does not believe that the enforcement of general zoning ordinances banning or substantially limiting STRs in residential areas is “development” within the meaning of the Coastal Act. *See* Pub. Resources Code § 30600(a). The Commission staff report for this workshop cites *Greenfield v. Mandalay Shores Community Association* (2018) 21 Cal.App.5th 896 as the basis for staff’s view that coastal communities are required to obtain a coastal development permit (“CDP”) when they adopt or enforce such ordinances. But *Mandalay Shores* involved only the question of whether a *private* homeowner association could ban STRs in the Coastal Zone, not whether a generally applicable land-use ordinance constituted “development” requiring a CDP. *See Mandalay Shores*, 21 Cal.App.5th at 901 (“STRs may not be regulated by *private actors* where it affects the intensity of use or access to single family residences in a coastal zone.”).

No California case has previously interpreted the term “development” to include land-use ordinances adopted pursuant to local police power. The two reported cases that have directly addressed the question of whether local zoning ordinances regulating STRs are “development” have answered that they are not. *Johnston v. City of Hermosa Beach*, No. B278424, 2018 WL 458920 (Cal. Ct. App. 2018) (rejecting the claim that an STR ordinance is a “development” requiring a CDP: “The Ordinance was enacted pursuant to the City’s police power and did not fall under the auspices of the Coastal Commission. The absence of a certified LCP did not eliminate the City’s ability to enact and amend zoning ordinances.”); *Homeaway.com, Inc. v. City of Santa Monica*, No. 216CV06641ODWAFM, 2018 WL 1281772, at *5 (C.D. Cal. Mar. 9, 2018) (“The Coastal Act does not preempt the police powers of California municipalities absent clear conflict with the act. Because the Court finds that Plaintiffs have not met their burden to establish that the Ordinance constitutes either an amendment to the LUP or “development” under the Coastal Act, Plaintiffs have likewise not demonstrated that the Ordinance clearly conflicts with the Coastal Act.”).

The Commission’s jurisdiction over STR ordinances is particularly tenuous in the many cities in which STRs have long been illegal and the local government is simply adopting a new and more rigorous enforcement system. *See Homeaway.com*, 2018 WL 1281772, at *4 (“Plaintiffs have not convinced the Court that it should adopt a broad interpretation of ‘development,’ which would include every possible change in the law that might result in a change in land use.”).

Until this issue is resolved by the courts, it is crucial that the Coastal Commission to exercise its jurisdiction conservatively, preserving the greatest amount of local control as possible.

II. The Commission should revise its approach to STRs in the Coastal Zone.

1. There is little support for the assertion that STRs are, in fact, “lower cost” accommodations.

Commission staff have referenced the Coastal Act’s goal that “[l]ower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided,” Cal. Pub. Res. Code § 30213, as the justification for rejecting outright STR bans and for overturning elements of ordinances that are deemed too restrictive. As you know, UNITE HERE supports making coastal areas accessible to working-class visitors, including its members. But the goal of encouraging lower cost tourist accommodations is only one of the Coastal Act’s goals. The first and most important one is to “[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and

manmade resources.” Cal. Pub. Res. Code § 30001.5(a). The second one, which is directly pertinent to the regulation of STRs, is to “[a]ssure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.” Cal. Pub. Res. Code § 30001.5(b) (emphasis added).

As this section and the next explain, there is no evidence that STRs are a significantly lower cost alternative to other forms of accommodations, and there is overwhelming evidence that the explosion of STRs is contributing to the housing crisis in California cities, including its coastal areas.

Commission staff appear to simply assume that STRs are a lower-cost alternative to other forms of coastal accommodations, such as hotels and motels. But there is little evidence to support this. AirBnB, which dominates the STR market, is notoriously secretive about its data, making study of its impact (as well as enforcement of existing laws) difficult.¹

But existing studies demonstrate that AirBnB and other STR rentals are not significantly cheaper than hotel rooms; that AirBnB and other STR brokers have generally cannibalized other low-cost accommodation offerings (such as motels) rather than adding to the stock of low-cost accommodations; and that the availability of STRs appears to have only a marginal effect on willingness to travel.

Smith Travel Research (“STR”) was granted access to proprietary AirBnB data for 13 markets, including Los Angeles, for the period December 1, 2013 to July 31, 2016.² It compared “entire house/apartment” listings on AirBnB with hotel offerings in the same market, excluding “shared room” homestays of the type most local STR regulations permit. STR found that for the Los Angeles/Long Beach market, AirBnB rates were only 8% (or \$14 per night) lower than hotel rooms on average, at \$153 versus \$167 per night.³ In San Francisco/San Mateo, AirBnB rates were only 11% lower than hotel rooms on average, at \$207 per night versus \$232

¹ See, e.g., Paris Martineau, “Inside Airbnb’s ‘Guerrilla War’ Against Local Governments,” WIRED, March 20, 2019, available at: <https://www.wired.com/story/inside-airbnbs-guerrilla-war-against-local-governments/> (describing claims by City of New Orleans that AirBnB “deliberately obfuscated” data related to enforcement efforts); Paris Martineau, “AirBnB and New York City Reach a Truce on Data Sharing,” WIRED, May 24, 2019, available at: <https://www.wired.com/story/airbnb-new-york-city-reach-truce-on-home-sharing-data/> (describing AirBnB’s unsuccessful fight against New York City subpoenas of host and guest information).

² STR, “Airbnb & Hotel Performance: An analysis of proprietary data in 13 global markets” (2017), available at: https://www.str.com/Media/Default/Research/STR_AirbnbHotelPerformance.pdf

³ *Id.* at 19.

per night for hotel rooms.⁴ These comparisons likely overstate the difference in price between AirBnB rates and hotel rates, since STR does not appear to have included the normally separate “cleaning fee” added to the ultimate price of an AirBnB booking. In neither California case was the average AirBnB offering “affordable,” as the Commission defines the term.⁵

In coastal areas, AirBnB and other STR rates can be expected to be higher than the average price of hotel and motel rooms, since coastal housing is generally more expensive than housing in other parts of the State. For example, a survey conducted by the City of Morro Bay in 2017 found that the average room rate for all hotels and motels in the City was \$129.85, while the average rate for the short-term rental of an entire home with two occupants (and no specific dates selected) was \$248.45.⁶ In the City of Del Mar, where the rate for a hotel room is \$314 per night on average, a recent survey of STRs in the city found the average rate of \$331 per night.⁷

Nor is there any reliable data that the growth in STRs has made it possible for more people to travel. In two recent surveys, between 96% and 98% of survey respondents said that if AirBnB and other STR services did not exist, they still would have taken the trip.⁸ This is consistent with the general conclusion that AirBnB and other STRs are not adding new, affordable supply to coastal communities, but are simply cannibalizing the market shares of lower-cost options like motels and mid-scale hotels.

Absent substantial, verifiable data showing that STRs are “lower cost” than other forms of visitor accommodation that comply with local zoning regulations,

⁴ *Ibid.*

⁵ See Coastal Conservancy/Sustinere, “Lower Cost Coastal Accommodation Analysis.”

⁶ City of Morro Bay, “Lower-Cost Visitor-Serving Accommodations Technical Memorandum” (December 2017), at 9, 19, available at: <http://www.morro-bay.ca.us/DocumentCenter/View/11734/Final-Low-Cost-Accommodations-Memo-Dec-2017?bidId=>

⁷ “Coastal Commission tells Del Mar to expand short-term rentals.” SAN DIEGO TRIBUNE, June 17, 2018.

⁸ Guttentag, Daniel Adams, “Why Tourists Choose Airbnb: A Motivation-Based Segmentation Study Underpinned by Innovation Concepts” PhD diss., University of Waterloo (2016), available at: https://uwspace.uwaterloo.ca/bitstream/handle/10012/10684/Guttentag_Daniel.pdf; Morgan Stanley Research, *Surprising Airbnb Adoption Slowdown in US/EU, and What It Means for Hotels and OTAs*. Report on Global Insight AlphaWise survey, November 2017, available at: <https://financedocbox.com/Investing/66040838-Surprising-airbnb-adoption-slowdown-in-us-eu-and-what-it-means-for-hotels-and-otas.html>

such as hotels, motels and bed & breakfasts, the Coastal Commission does not have a basis on which to limit coastal cities' ability to regulate STRs.

2. AirBnB and other STR platforms have had a significant, negative impact on housing affordability.

Since its inception, AirBnB's and other STR platforms' business model has been based on violating local zoning laws regulating STRs. The companies' carefully crafted public images—and the rhetoric that it uses to describe that business model, such as “hosts”⁹ and the “sharing economy”¹⁰—convey the sense that those who list STRs are ordinary homeowners sharing a room or a couch with a visitor. But in fact, while such home-sharing listings do exist, they represent a miniscule amount of AirBnB's revenues in places like Los Angeles. Instead, AirBnB is dominated by property owners renting out entire units of housing as commercial, transient accommodations. Much of this revenue is generated by owners listing multiple units, including large, commercial property-management companies. AirBnB's business model has reduced the availability of housing and increased rents.

A 2015 study of AirBnB's impact in the City of Los Angeles, for example, found that AirBnB listings for shared rooms accounted for less than one quarter of one percent of AirBnB's Los Angeles revenue. Instead, ninety percent of AirBnB revenue came from listings of entire housing units. Fully thirty-five percent of AirBnB revenue came from leasing companies renting more than one entire unit of housing.¹¹ Commercial property management companies listing multiple units for rent—sometimes using fake pseudonyms like “Shawn and Sal” to convey an impression that they were individual homeowners—earned the lion's share of AirbnB revenue.¹² A subsequent study conducted by CBRE Hotels' Americas

⁹ The term “host” inaccurately suggests STR listings typically involve property owners who are present during the visitor's stay. UNITE HERE uses the more neutral terms AirbnB “listers” or “operators” throughout this letter.

¹⁰ See Abbey Stemler, “The Myth of the Sharing Economy and Its Implications for Regulating Innovation,” 67 EMORY L.J. 197, 198 (2017)

¹¹ Roy Samaan, “Airbnb, Rising Rent and the Housing Crisis in Los Angeles,” LOS ANGELES ALLIANCE FOR A NEW ECONOMY (March 2015), at p. 9, at: <https://www.laane.org/wp-content/uploads/2015/03/Airbnb-Final.pdf>.

¹² Roy Samaan, “Short-Term Rentals and LA's Lost Housing,” LOS ANGELES ALLIANCE FOR A NEW ECONOMY (August 24, 2015), at p. 2, at: http://www.laane.org/wp-content/uploads/2015/08/Short-Term_RentalsLAS-Lost_Housing.pdf; see also Dayne Lee, “How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis: Analysis and Policy Recommendations,” 10 HARV. L. & POLICY REV. 229 (2015).

Research found that multi-unit AirBnB listings increased by 87% in Los Angeles between 2015 and 2016, and represented fully 81% of Airbnb revenue in 2016.¹³

Southern California trends are mirrored in other destination cities. A study conducted by McGill University researchers found that 66% of revenue (\$435 million) and 45% of all New York City AirBnB reservations in 2017 were illegal under New York State law. The researchers estimate that AirBnB listings had removed between 7,000 and 13,500 units of housing from New York City's long-term rental market, including 5,600 entire-home listings that were available as STRs 240 days or more during the year.¹⁴ The CBRE study mentioned earlier found that multi-unit, entire-home operations were the fastest growing AirBnB segment in terms of the number of listers, units, and revenue generated in 2016, and represented \$1.8 billion in AirBnB revenues that year. Property owners listing 10 or more units represented a quarter of all multi-unit listers nationally, generating \$175 million in revenue.¹⁵

The large-scale conversion of housing units to more or less permanent, commercial STRs has had the effect that standard economics would predict—the reduction in housing supply has resulted in an increase in rents. The McGill University study of New York City estimated a 1.4% increase in median rent over a three-year period due to AirBnB, with greater increases occurring in trendy neighborhoods like Brooklyn.¹⁶ A study of Boston found that each standard deviation increase in AirBnB listings was associated with a 0.4% increase in asking rents.¹⁷

A national study published by the National Bureau of Economic Research (“NBER”) found that in low owner-occupancy cities (like many California coastal communities), each 1% increase in AirBnB listings is associated with a .024%

¹³ CBRE Hotels' Americas Research, “Hosts with Multiple Units – A Key Driver of Airbnb Growth A Comprehensive National Review Including a Spotlight on 13 U.S. Markets” (March 2017), at p. 14, at: https://www.ahla.com/sites/default/files/CBRE_AirbnbStudy_2017.pdf.

¹⁴ David Wachsmuth *et al.*, “The High Cost of Short-Term Rentals in New York City,” McGill University School of Urban Planning (January 30, 2018), at p. 2, at: <https://www.mcgill.ca/newsroom/channels/news/high-cost-short-term-rentals-new-york-city-284310>.

¹⁵ CBRE Hotels' Americas Research, “Hosts with Multiple Units – A Key Driver of Airbnb Growth A Comprehensive National Review Including a Spotlight on 13 U.S. Markets”, at p. 4.

¹⁶ David Wachsmuth *et al.*, *supra*, at p. 2.

¹⁷ Keren Horn & Mark Merante, “Is home sharing driving up rents? Evidence from Airbnb in Boston,” 38 JOURNAL OF HOUSING ECONOMICS 14-24 (December 2017).

increase in rent.¹⁸ While this might not sound like much, consider that AirBnB *rentals* increased by an average 27% *annually* in one coastal city, Santa Monica, between 2010 and 2018 according to data analytics company AirDNA,¹⁹ and that the City’s median move-in rent was \$3,000 per month for a two-bedroom unit in 2017.²⁰ Applying NBER’s formula and conservatively assuming a 27% increase in *listings* annually, Airbnb listings were responsible for nearly 10% of the median rent increase for a two-bedroom apartment in Santa Monica between 2010 and 2017, or approximately \$1,100 per year in additional rent payments.²¹ This impact is in line with other cities. For example, New York City’s Comptroller determined that Airbnb had been responsible for nearly 10% of the total rent increase in that City between 2009 and 2017, meaning that “renters citywide paid a whopping \$616 million in additional rent in 2016 due to the exponential growth of Airbnb listings.”²²

The NBER study mentioned earlier found robust evidence that increases in AirBnB listings were linked to the growth of short-term rental markets, “consistent with absentee landlord[s] switching from the long- to the short-term rental market.”²³

As summarized by a recent Economic Policy Institute study, “Airbnb—though relatively new—is already having a measurable effect on long-term housing supply and prices in some of the major cities where it operates.”²⁴ Given the desirability of

¹⁸ Kyle Barron, Edward Kung, Davide Proserpio, “The Sharing Economy and Housing Affordability: Evidence from Airbnb,” NATIONAL BUREAU OF ECONOMIC RESEARCH (April 1, 2018), at <https://papers.ssrn.com/abstract=3006832>.

¹⁹ <https://www.airdna.co/market-data/app/us/california/santa-monica/overview>.

²⁰ Santa Monica Rent Control Board, 2017 Annual Report, at p. 14, at https://www.smgov.net/uploadedFiles/Departments/Rent_Control/Reports/Annual_Reports/2017%20Annual%20Report%20FINAL.pdf.

²¹ *See* Santa Monica Rent Control Board, 2010 Annual Report, at p. 4, available at https://www.smgov.net/uploadedFiles/Departments/Rent_Control/Reports/Annual_Reports/Annual_Report_10.pdf (median monthly rental for two-bedroom apartment in 2010 was \$2,000).

²² New York City Comptroller Scott M. Stringer, “Comptroller Stringer Report: NYC Renters Paid an Additional \$616 Million in 2016 Due to Airbnb” (May 2, 2018), available at <https://comptroller.nyc.gov/newsroom/comptroller-stringer-report-nyc-renters-paid-an-additional-616-million-in-2016-due-to-Airbnb/>.

²³ Barron *et al.*, *supra*, at p. 6.

²⁴ Josh Bivens, “The economic costs and benefits of Airbnb,” ECONOMIC POLICY INSTITUTE (Jan. 30, 2019), available at: <https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/>

STRs in the Coastal Zone, the impact on housing affordability in California's coastal communities can be expected to be even greater.

3. Commission staff has undervalued housing affordability and environmental justice in its evaluation of STR ordinances.

Unfortunately, when assessing local STR ordinances, Commission staff have undervalued the importance of protecting housing stock and underanalyzed the impact of STRs on housing affordability. As against extensive empirical evidence of STRs' impact on housing affordability, Commission staff's analysis has been anecdotal and conjectural.

Staff's treatment of the City of Santa Cruz's proposed cap on non-hosted STRs in City of Santa Cruz LCP Amendment Number LCP 3-STC-17-0073-2-Part B is an example. Here is staff's analysis:

[W]ith respect to housing availability, it is not clear that the ban and cap will have a meaningful impact on housing supply generally, and it is even less clear that they will affect the availability of affordable housing in the City. STRs make up a very small percentage of the City's overall housing stock (about 2.5%), and evidence from other jurisdictions suggests that many STRs are second homes whose owners are likely to let their properties sit vacant if they are unable to offer them to visitors as STRs. In addition, many, if not most STRs, are located in some of the most desirable areas of the City, where long-term rentals would likely be out of reach for the vast majority of people even if these houses were made available in that way; they certainly do not represent affordable housing. Many are homes offered as STRs so local residents can afford to live in the City at all.

There are many problems with this analysis. Staff offered no basis on which to conclude that the use of 2.5% of the City's housing stock for tourist rather than residential use would not meaningfully impact affordability.

Staff's analysis of Santa Cruz's STR ordinance next stated anecdotally that "many STRs are second homes whose owners are likely to let their properties sit vacant if they are unable to offer them to visitors as STRs" or are "homes offered as STRs so local residents can afford to live in the City at all." But staff provided no basis for these conclusions either, and as explained above, credible empirical studies have demonstrated that most STRs are not "second homes" or primary residences used for "home shares," but investment properties owned as part of multi-unit STR portfolios. In fact, Commission staff's assumption is the opposite of what the best empirical studies have found: that AirBnB "is *positively* correlated with the share of homes that are vacant for seasonal or recreational use . . . and *negatively* correlated

with the share of homes in the market for long-term rentals.”²⁵ In other words, “because of Airbnb, absentee landlords are moving their properties out of the long-term rental and for-sale markets and into the short-term rental market.”

Staff next argued that STR conversion should not be seen as a problem because most STRs are located in “the most desirable areas of the City, where long-term rentals would likely be out of reach for the vast majority of people.” This misunderstands how housing markets work. By removing housing units from the residential market and converting them to tourist use, STR owners reduce the overall supply of housing in the City. Because of intense demand for housing in coastal cities—the apartment vacancy rate in Santa Cruz/Watsonville is reported to be less than 2%²⁶—the reduced supply results in price increases across the housing market. The fact that many STRs would not themselves be “affordable” if used for long-term rentals ignores that taking them off the market leads to increased competition for the housing stock that remains.

Given the scale of the housing crisis in California generally, and in coastal areas specifically, it is important that the analysis that is informing Commission decisions on these issues be sound. It is also a mandate under the Coastal Act.

In Public Resources Code § 30604(g), the Legislature declared “that it is important for the commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.” *See also* Pub. Resources Code 30604(f) (“The commission shall encourage housing opportunities for persons of low and moderate income.”). Commission staff should prioritize these objectives as it reviews local STR ordinances aimed at preserving affordable housing.

The Coastal Act’s recently added provisions on environmental justice are also directly relevant. Under Public Resources Code § 30604(h), the Commission is directed to take into account environmental justice when acting on coastal development permits. In its Environmental Justice Policy, the Commission recognized the “historical use of discriminatory housing policies in California and their impact on present day demographics in the coastal zone.”²⁷ Indeed, for much of California’s history, African-Americans, Latinos, and Asians were legally barred

²⁵ Kyle Barron, Edward Kung, and Davide Proserpio, “Research: When Airbnb Listings in a City Increase, So Do Rent Prices,” *HARVARD BUSINESS REVIEW*, April 17, 2019, available at: <https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>.

²⁶ See Beacon Economics, “An Analysis of Rent Control Ordinances in California” (January 2016), at p. 10, available at: https://caanet.org/app/uploads/2016/02/Jan2016_Rent_Control_Study.pdf

²⁷ California Coastal Commission, “Environmental Justice Policy” (March 8, 2019), p. 8, available at: https://documents.coastal.ca.gov/assets/env-justice/CCC_EJ_Policy_FINAL.pdf

from moving into desirable neighborhoods by restrictive covenants, or were denied government loans in redlined neighborhoods.²⁸

Working- and middle-class communities of color are doubly impacted by this history when it comes to STRs. They are much less likely to own a residence, much less a non-primary residence, from which they could derive STR revenue.²⁹ And they are much more likely to be impacted by housing-cost increases that are driving waves of displacement and homelessness across the region.

In its Environmental Justice Policy, the Commission “recognizes that the elimination of affordable residential neighborhoods has pushed low-income Californians and communities of color further from the coast, limiting access for communities already facing disparities with respect to coastal access and may contribute to an increase in individuals experiencing homelessness.” It states that it “will increase [its] efforts with project applicants, appellants and local governments, by analyzing the cumulative impacts of incremental housing stock loss, and by working with local government to adopt local coastal program policies that protect affordable housing and promote a range of affordable new residential development types.” Yet, in evaluating one of the major factors pushing low-income communities of color out of coastal areas, Commission staff has largely ignored these objectives.

III. The Commission should endorse effective local STR regulations.

An increasing number of cities in California are adopting regulations aimed at limiting the adverse impacts that STRs have on our communities. These impacts include the decrease in affordable housing as residential units are converted to tourist use; pressure on small, neighborhood-serving businesses and merchants as their resident customers are replaced by transients; and negative externalities on communities, as formerly tranquil residential areas are converted into tourist zones.

The regulations that have proved most effective follow a straightforward model, one that allows for true “home sharing” of primary residences while prohibiting the wholesale conversion of residential units into *de facto* hotels. UNITE HERE makes the following recommendations:

²⁸ Rothstein, Richard, “Why Los Angeles is still a segregated city after all these years,” LOS ANGELES TIMES, August 20 2017, available at: <https://www.latimes.com/opinion/op-ed/la-oe-rothstein-segregated-housing-20170820-story.html>.

²⁹ Bivens, ““The economic costs and benefits of Airbnb” (noting that “[a]cross racial groups, more than 80 percent of wealth in one’s primary residence was held by white households” and that the holdings of nonprimary housing wealth by race and ethnicity are again even more skewed, with white households holding more than 86 percent of this type of wealth”).

Recommendation #1: The Coastal Commission should endorse and uphold the following elements in local ordinances that regulate STRs:

- a. **STR owners should be required to register with a city and to share information about their listings regularly.** Requiring STR owners to register in order to offer an STR, and including robust reporting and disclosure requirements covering STR brokers like AirBnB, will enable local governments to control STR growth and facilitate the collection of transient occupancy taxes. Charging STR owners registration fees will provide the necessary funding for municipal oversight.
- b. **STRs should be limited to an operator's primary residence; second homes and investment properties should be ineligible for use as STRs.** Commercial property companies are taking housing units off the residential market, sometimes even disingenuously listing properties on STR platforms under fake, individual names to make them sound like true "home shares."³⁰ City ordinances that limit STRs to primary residences provide security for the local housing stock. STR owners are permitted to rent spare rooms or their entire unit, allowing for true "home sharing" and an ample number of tourist accommodations.
- c. **Enforceable limits should be set on the number of days a residence can be used as an STR.** The ability to rent STRs year-round creates an incentive for property owners to take residential units off the market and convert them to *de facto* hotels.³¹ Limiting the number of days during a year that a residence can be used as an STR – whether it is a primary residence or not -- addresses this problem and ensures that only true primary residences are being marketed as STRs. A cap of 60 days per year is, in our experience, the level to achieve this objective.

Recommendation #2: The Commission should update its criteria for local STR regulations and update its guidance to Coastal Zone cities on STR ordinances.

- a. **Any local ordinance that has the above elements should *not* be overturned by the Commission.** Coastal cities that produce STR regulatory ordinances that include requirements for registration and licensing, a primary residence

³⁰ Roy Samaan, "Short-Term Rentals and LA's Lost Housing," *Los Angeles Alliance for a New Economy*. August 24, 2015, p. 2, available at http://www.laane.org/wp-content/uploads/2015/08/short-term_rentalslaslost_housing.pdf

³¹ Roy Samaan, "Airbnb, Rising Rent and the Housing Crisis in Los Angeles," *Los Angeles Alliance for a New Economy*. March 2015, p. 9, available at <https://www.laane.org/wp-content/uploads/2015/03/Airbnb-final.pdf>

stipulation, and enforceable limits on duration of rentals must be allowed to keep those policies moving forward.

- b. **Guidance to coastal cities should be updated to affirm support for the elements above.** The December 6, 2016 memo from Steve Kinsey to Coastal Planning/Community Development Directors with subject line “Short-Term/Vacation Rentals in the California Coastal Zone” should be updated with the above elements and shared with all coastal cities’ planning and community development directors.

Recommendation #3: The Commission should require STR owners and STR brokers like AirBnB to obtain CDPs prior to converting to STR use in the Coastal Zone.

The California appellate-court decision in *Greenfield v. Mandalay Shores Community Association*, 21 Cal.App.5th 896, makes clear that when private actors convert their properties to STR use in the Coastal Zone, they are engaged in “development” and are required to obtain a CDP. The same reasoning should apply to STR brokers like AirBnB, which like the homeowners’ association in *Mandalay Shores*, are directly involved in the process of STR conversion.

In *Mandalay Shores*, 21 Cal.App.5th at 901-02, the court held that a private homeowner association’s ban on STR use in a condominium complex was a “change in the density or intensity of land use” meeting the definition of “development” and necessitating a CDP. This is consistent with other cases holding that converting the use or ownership of an individual property can require a CDP. *California Coastal Comm. v. Quanta Investment Corp.*, 113 Cal.App.3d 579, 609 (1980) (conversion of apartments into stock cooperative constitutes development); *see also La Fe, Inc. v. Los Angeles County*, 73 Cal.App.4th 231, 241-242 (1999) (lot line adjustments which did not increase the overall size of the landholding or the number of parcels within it was nevertheless a “development”). By the same reasoning, a private homeowner’s (or a corporate property owner’s) decision to place a residential unit on the market as an STR is a “change in the density or intensity of land use” requiring a CDP. Just as other forms of visitor accommodations must obtain CDPs before proceeding, so must an STR owner offering tourist accommodations.

The CDP requirement for STR use should also apply to STR brokers like AirBnB when they operate in the Coastal Zone. STR brokers are directly involved in the conversion of residential units to STR use and the resulting “change in the density or intensity of land use.” STR brokers provide a platform for the listing of STRs—both legal and illegal—and profit by taking a percentage of the booking transaction for the STR. Like the homeowner association in *Mandalay Shores*, they are directly involved in the “development” process.

Accordingly, the Coastal Commission should require that STR brokers like AirBnB obtain a CDP prior to booking STR transactions in the Coastal Zone. At a minimum, the Commission should prohibit STR brokers like AirBnB from booking STR transactions in the Coastal Zone unless the STR being booked has obtained a CDP. *See HomeAway.com, Inc. v. City of Santa Monica*, 918 F.3d 676, 679 (9th Cir. 2019) (upholding Santa Monica's prohibition against STR brokers booking transactions involving non-registered STRs).

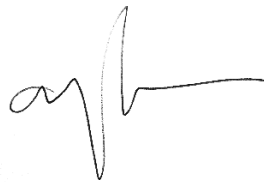
CONCLUSION

UNITE HERE looks forward to continued dialogue with the Commission and its staff on the best ways of supporting local regulation of STRs. We welcome the opportunity to participate in the July 12 workshop and to working with the Commission and its staff going forward to ensure that the Coast is a home to all Californians.

Sincerely,



Paul More, Esq.
McCracken Stemerma & Holsberry



Anna Evans-Goldstein
UNITE HERE Local 11



Lee Strieb
UNITE HERE International Union

cc: UNITE HERE California affiliate leaders

Good morning, Chair Bochco and commission members. My name is Kathryn Levassieur. I am a resident of Huntington Beach and represent Huntington Beach Short-Term Rental Alliance. While my city currently has a citywide ban on short-term rentals everywhere except Sunset Beach, today my comment will focus on the development of the short-term rental ordinance for the City of Long Beach.

I am concerned with the opt-out provision which would allow a group in a given neighborhood tract to petition to exclude unhosted short-term rentals to excluded from that area. To me, this is tantamount to unjustifiable vigilantism. The better solution would be to go through a complaint/appeal process with the city.

I hope that this opt-out clause does not make it in the final ordinance, but if it does, that the commission vote no on the opt-out clause.

Thank you.

July 10, 2019

Arthur S. Maidman
251 N. Linda Vista Avenue
Ventura, CA 93001

California Coastal Commission

Re: Joint Meeting to Discuss Short Term Vacation Rentals on 7/12/2019

To who it may concern:

I own and operate 3 permitted Short Term Vacation Rentals ("STVR") within the City of Ventura. Since 2009, the City of Ventura has had an ordinance regulating STVRs. I've lived in Ventura for 26 years, about 1 mile from my rental properties. I personally manage my properties with the help of a long-time friend who cleans and helps with maintenance.

I empathize with any California coastal resident whose peaceful living is undermined by inconsiderate and intrusive neighbors, whether the guilty parties are property owners, long term renters, or STVR guests. However, I strongly believe that the many claims and complaints made against STVRs do not apply to the majority of legal STVRs, at least in the City of Ventura. To support this claim, I would like to provide the Coastal Commission specific data about my experience as a STVR owner.

I purchased a vacant, bank-owned, dilapidated single-family home on a Pierpont Beach lane in 2011 as a second home for my elderly father who lives in the midwest. We invested approximately \$175,000 to completely renovate the property, including completely replacing the infrastructure. When my father was no longer able to travel to Ventura regularly, we decided to offer the house as a legally registered STVR when the home was not in use. In 2015, we purchased an extremely run-down duplex in Pierpont, invested about \$250,000 in renovations, then offered both units as STVRs. With both properties, we improved the properties and neighborhoods by our extensive property renovations, no one was displaced, we did not take students away from the local public schools, we are not "greedy, out-of-town investors", or any of the other common accusations leveled at STVR owners.

During our 5 years of operating STVRs in Ventura, we have had no problems with tenants, no complaints from neighbors, and incurred no violations from the City of Ventura. I have never had to charge a single renter for any damages or missing items. To my knowledge, none of my guests have had a party, loud or otherwise.

More importantly, our homes have provided great places to stay for the type of visitors Ventura wants to attract. The following is a complete and unedited list of 1 year of renters, presented in chronological order, information gleaned during our tenant-screening process:

- Family with 2 small children from New York City to attend a wedding in Oxnard
- Young couple from Stockton wanting to escape the heat
- Family with 3 kids ages 12, 10 and 3 from Auburn, CA for a surf/beach vacation

- Family of 4 from Salt Lake City, UT
- Family of 4 from Barstow
- Older couple from Newbury Park who are frequent Ventura visitors, joined by their grown kids on a few days
- Family with a toddler and baby from Santa Fe Springs, accompanied by their mother-in-law
- Older siblings (55+) from Hawaii and Texas visiting their 85-year-old mother
- Pastor and his wife from South Lake Tahoe visiting their son who attends CSU Northridge
- Parents and 3 grown daughters from Fresno who stated they did not stay up past 9 pm
- Older couple from Denver, CO, joined by their 27-year-old son who lives in LA
- Couple and their mother-in-law from Santa Clarita wanting to escape the heat
- Older couple from Nevada who lived in Ventura for 50+ years visiting with friends
- Couple from New Hampshire, former Ojai residents and frequent Ventura visitors
- Older couple from Silver Springs, MD visiting with their son who lives in Palm Springs
- Sisters from Pittsburgh, PA visiting their elderly, ailing mother who lives off Seaward Avenue
- Couple who moved to Texas from Santa Barbara 3 years ago, back visiting family
- Couple visiting the USA from South Devon, England
- Family with kids ages 13, 9 and 5 from Oakland, former Ventura residents and frequent visitors
- Brother, sister and their respective spouses meeting in Ventura for a family reunion; frequent Ventura visitors.
- Older family of 4 (adult children) visiting additional family in Ventura Keys
- Young family with 4 very young children from Wrightwood, CA who frequently travel as a family
- Older couple from Washington, DC visiting their daughter on spring break from Pomona College
- Older couple from Wisconsin visiting their daughter and grandchildren for a month
- Young family with a toddler and baby from Washington, DC attending a family wedding
- Older couple from Florida visiting for a month to attend their son's graduation from UCSB and visit with extensive family in the area
- Couple wanting to "escape" from Los Angeles
- Two sisters and their 3 children from San Francisco staying in Ventura while older kids attend soccer camp at UCSB

As can be seen from this list, I am providing an affordable and convenient housing option for many families visiting Ventura. I understand that this is only one person's experience as an STVR landlord; however, other licensed STVR owners share similar stories. We appreciate any support the Coastal Commission can provide to allow us to continue to offer a great vacation housing option to families visiting Ventura.

Thank you,

Artie Maidman
805-312-4677

To: California Coastal Commission
From: Laura Kinney, Ventura resident and STVR Owner
Re: Short Term Vacation Rentals in California Coastal Areas
Date: 7/11/2019

I am writing to share information about the positive role Short Term Vacation Rentals ("STVR") played during the Thomas Fire in December, 2017. Many, many Ventura residents were displaced from their homes for various durations. The lucky ones (like me) were out of their homes for days or weeks until conditions were safe, or while minor repairs and clean up were completed. Others lost their homes completely and are still living in temporary accommodations, or permanently moved on.

The vast majority of STVR owners licensed by the City of Ventura provided lodging to countless individuals and families displaced by the fire. To quantify the role of STVRs in this effort, the Ventura Vacation Rental Association ("VVRA") collected data from licensed STVR owners regarding their involvement. Approximately 40% of owners responded.

More than 85% of respondents stated that they provided emergency, short-term housing to displaced families in the immediate aftermath of the fire. Many of these same owners then provided longer term housing for multiple months or even years while homes were repaired or rebuilt. About 15% of responding STVR owners converted to long-term rentals indefinitely for as long as a family needs a place to live. Properties were often offered at no cost or drastically reduced rates. In virtually every case, prior reservations had to be cancelled and schedules rearranged to accommodate the fire victims.

Many families felt great relief and comfort to be able to walk into a fully furnished and stocked home in a time of great anxiety and confusion. These families are forever grateful that STVRs were available to them in their time of need. Attached are examples of some of the letters received by STVR owners from affected families thanking them for their assistance during this period. I hope this information is useful to you.

Sincerely,

Laura Kinney
805-443-8631

LETTERS FROM PEOPLE DISPLACED BY THE THOMAS FIRE

April 7, 2018

Dear Ventura City Councilmembers,

There are moments in ones life where you remember the day and time, where you were and what you were doing. December 4 will always be that way for me. It was 8:30 in the evening and I was sitting on the sofa, drinking a glass of wine, watching The Voice, and folding laundry. A half eaten quiche was sitting on the stove. My husband was in Mexico City on business and my 16 year old son received a text that there was a fire 12 miles away near Thomas Aquinas College. With the high winds and the fact that the only thing between us and the fire was 12 miles of overgrown brush, we began to pack the car.

By 9:00 we could see the glow of the fire on the nearby hillsides and by 10:30 my son and I were driving two cars down the street, with our dog and our keepsakes. It was with mixed emotions we drove out of the neighborhood not knowing if our neighbors were evacuating safely.

The one saving grace was that our friends, the Maidman-Kinney's, offered us their beach rental in Pierpont. We had a home to stay in while we were displaced which gave us comfort and a feeling of family over the holidays.

While walking our dog the first smoky morning, I saw signs in some of the windows saying, "Neighborhoods are for neighbors, not vacation rentals". It made me angry. I wanted to send letters to each house telling them about our experience and how a short term vacation rental helped us during the most difficult time in our lives. How if it weren't for vacations rentals, many fire-affected families in Ventura wouldn't have had places to stay during their lengthy displacements.

We didn't know that we would be away from our home for a full month and that two of our closest neighbors would lose their homes and never return. What we knew was that our neighborhood had changed forever. The neighborhood is starting to recover, but the memories of that night will always be with us.

I support short term vacation rentals in Ventura. Many of us like to travel and short term vacation rentals are a wonderful option. Let's not have a "not in my neighborhood" attitude.

Sincerely,

Laura Fahr
1262 Westridge Drive

LETTERS FROM PEOPLE DISPLACED BY THE THOMAS FIRE

From: Christine Sicoff <csicoff@yahoo.com>

Subject: Re: STVR letter help PLEASE

Date: January 22, 2018 at 11:30:11 AM PST

To: Pam <pamwolny@gmail.com>, "Brad Sicoff (Brodie)" <bsicoff@yahoo.com>

I have lived in Ventura for 20 years and currently live in the Clearpoint neighborhood with my husband and 2 kids (9 and 6 yrs of age). On December 4th we were evacuated out of our home around 10:30pm due to the Thomas Fire, which was quickly taking over our neighborhood. As we were driving down Foothill, along with everyone else, we were frantically calling hotels in Ventura. We didn't know where we were going to go. All the hotels were booked. Fortunately, a good friend took us in for the night.

My mother's apartment that she lived in for 17 years burnt down. My husband was able to get her out of her apartment just in time. We bounced around (the 5 of us) for the remainder of the week, staying a night or two where we could. Our neighborhood stayed on mandatory evacuation for two weeks. We kept trying hotels in the area (as well as surrounding) with no luck. It was more challenging to find a place as we needed space for my mom as well.

We were very fortunate to find a VRBO available in the Pierpont area with enough rooms & space for all of us. We had no idea how long we would be evacuated from our home. It was so reassuring to know that we had a place to stay for a couple of weeks. I don't know what we would have done without this option being available to us. I know many other families were in similar predicaments due to the fire and they also were able to find temporary rentals through VRBO.

I sincerely hope that Ventura can keep this open as an option to those that may need it.

Sincerely,
Brad & Christine Sicoff

LETTERS FROM PEOPLE DISPLACED BY THE THOMAS FIRE

The Murray Family

Ventura, CA 93003

January 20, 2018

Dear Ventura City Council Members:

Re: Short Term/Vacation Rentals

I would like to take this opportunity to express how helpful Colene has been while we have been dealing with the effects of the Thomas Fire.

Our home was located on a street where many of our neighbor's homes were burned to the ground. This made our home unlivable. Due to the mandatory evacuation we were unable to live at our home or even quickly estimate the damage of what we were dealing with. But we were one of the lucky ones, because our home was still there.

Knowing we would need to have short-term housing, we immediately considered a VRBO. We didn't have furniture to move into an empty home and we needed the flexibility of something we could rent week by week. Without this option, I really don't know what my family would have done. There were so many people in Ventura needing housing it was lucky to have the short term rentals available here in the City. We have two young children and staying in a hotel just was not an option. Being able to stay in an actual home, with a yard, made our lives seem somewhat normal during a very disruptive time. Our children were able to have a place to spread out to do their homework, have family meals together, and live in a neighborhood near their school.

Colene has been very sensitive to our situation and made sure we have everything we need at the home. Her rental is well cared for and comfortable. We are very thankful we had this option.

Sincerely,

The Murray Family

LETTERS FROM PEOPLE DISPLACED BY THE THOMAS FIRE

January 22, 2018

Dear Ventura City Council:

We have victims of the Thomas Fire staying in our home at 1042 Brockton Lane for the next six months. In the early days of the fire, our vacation rental management company was ready to waive the contractual requirements to facilitate housing the fire victims. These properties, being renters-ready, offer some immediate comfort and relief for the fire victims who had been through so much.

We completed extensive remodeling of our home in 2016 and it will be our permanent residence after we retire. We love the beach and the neighborhood. We have rented our house out short term so that we can stay in the house periodically during the year. The rental income also helps to offset the high cost of remodeling. We are adamant about maintaining the tranquility of our neighborhood. Our management company keeps a close eye on the property as well as the renters. A monitoring device is placed in the house to guard against excessive noise level and rowdy behavior. They have full liberty to evict any renter who doesn't respect our neighbors.

We are heartbroken to see the extent of the damage and feel deeply for the people who have lost their homes. We appreciate the need for more available rentals to respond to the terrible disaster to which so many residents fell victim.

Sincerely,

Michael and Florence Moreau

Dan and Jennifer Rollag
188 Via Baja
Ventura, CA 93003

December 27, 2017

Dear Ventura City Council Members:

Re: Short Term/Vacation Rentals

We are long-time Ventura residents and live in Ondulando.

Our family (consisting of 3 adults and 2 dogs) was under mandatory evacuation and displaced by the Thomas fire. Initially we stayed with family, but after several days with no date for a possible return, we started looking for alternative housing.

We found a vacation rental (1 bedroom, 1 bathroom) online and contacted the owner, Laura Kinney. Her unit typically is not pet friendly, but given the circumstances and our desperate need for housing, Laura made an exception for our dogs. Laura was kind enough to reduce her regular nightly rate so that it would be well within the limits allowable by an insurance company for reimbursement to a displaced family. Her willingness to accommodate our pets was extremely generous.

Laura's unit was very clean and comfortable. After having spent several nights being displaced, our family felt a sense of relief and comfort to have our own place to stay, even if it was only temporary.

We will be forever grateful to Laura for providing us with such a nice place to stay during such a tragic time.

Sincerely,

Dan and Jennifer Rollag
188 Via Baja
Ventura, CA 93003

Dear Coastal Commission Staff,

Thank you for the opportunity to provide input regarding the positive benefits that short-term rentals ("STR's") play in maximizing opportunities for people of all economic backgrounds to experience the California coast. The California Coastal Commission ("CCC") has played a critical role in supporting environmental justice and working to guarantee access to all to our beautiful coastline. STR's provide a valuable option for families who would not otherwise be able to visit coastal areas on an overnight basis given the expense of typical hotel lodging in coastal areas. When people visit the coast, they become lifelong staunch defenders and protectors of our coast.

Ventura has a long history of welcoming visitors to our beaches. Although there are less than ninety STR's within the Coastal zone in the City of Ventura, these units provide the opportunity for many families to enjoy the coastal areas. Vacation rentals have been a presence in the Ventura beach areas for decades. STRs provide affordable coastal access options to families who need kitchens or who cannot afford multiple hotel rooms (which are also frequently sold out during the summer months). STRs offer lower-cost overnight opportunities, especially for larger families and groups traveling together. Given the reality of high priced coastal residential real estate in California, overnight coastal accommodations must not be just for the affluent. The Coastal Act describes a hierarchy of encouraged land uses, and *"places a higher priority on the provision of visitor-serving uses, particularly overnight accommodations, over private residential uses because such visitor-serving uses offer a vehicle for the general public to access and recreate within the state's coastal zone."*

A recent UCLA statewide poll showed that 75% of those polled cited the lack of affordable accommodations as a barrier to accessing the coast.

The Coastal Act requires public access to be protected and maximized for all, while also balancing community needs. STRs should blend harmoniously with the character of the community. Ventura has miles of public beaches and is fortunate that our coastal residential areas include a wide variety of housing types, primary residences, second homes and STR's. Many communities have enacted ordinances to govern STR activity and to protect neighborhood concerns. Ventura has a particularly robust local ordinance and consequently, issues arising from STR guests are rare. A good neighbor should be defined by the quality of their character rather than the length of their stay.

The CCC has been instrumental in playing an affirmative role to ensure that the Coastal Act policies dedicated to providing and maintaining public and visitor access to the coast are protected for visitors for future generations. Jurisdictions who have attempted to ban or restrict STRs discriminate against visitors to our coastline the option to rent residential property on a short-term basis.

On a personal note...I have used my STR to house victims of the recent fires in Ventura as well as providing a place for our local theater group to house short term employees. Additionally, I have had several out of state couples who have stayed at my home several times while they are looking to buy real property in Ventura. Another couple from Australia stayed at my home several times over the course of two years while their son was attending Ventura College. These are in addition to folks who come to visit our community because of it's beauty.

Thank you,

Lisa McIntosh

10 July 2019

Coastal Commission:

Dear Members,

I feel I must communicate my experience as a homeowner of 47 years of an oceanfront home in Ventura County.

My children and grandchildren have lived here and thoroughly loved the closeness to nature by stepping from the home to the ocean, walking the sands, observing the sunsets, and swimming in the glorious ocean.

I have grown older and still enthralled being at the house. My family do not want me to sell the house, for emotional reasons. Each of them wishes, when their busy and diverse careers will allow, to always be able to rekindle the joys of oceanfront living

In the meantime, I have joined VRBO which enables many other families to experience and embrace the finest that nature offers in a home that very few have had the privilege of owning.

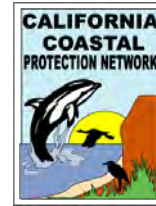
A few days or weeks in a home that many ordinarily would not be able to experience, has given so much joy and happiness to the guests who have stayed here. They universally write raving reviews of the home, the beach, the ocean, and the lovely city of Ventura.

I am exhilarated that I am able to create a memorable experience which cannot be duplicated by just staying in a hotel room. An entire family and friends can be together in a home. At this point in my life, I feel it is an obligation for me to share and for others to enjoy this home.

In times of such stress in many people's lives, a brief encounter with the soothing beauty that this natural bounty provides in a wonderful home that families can be together in and share meals, offers a respite for them.

I beseech you to continue to enable (allow) others who also have homes to share.

Sincerely,
Robert M. Carlton



To: Dayna Bochco, Chair, California Coastal Commission

CC: Jack Ainsworth, Executive Director, California Coastal Commission

Re: Local Government Public Workshop on Sea Level Rise (Item F2)

Dear Chair Bochco:

Surfrider Foundation, Azul and the California Coastal Protection Network support the California Coastal Commission's (Coastal Commission) planning and permitting guidance on sea level rise adaptation. We are organizations committed to protecting coastal habitat and public access in from sea level rise, and have worked toward the protection of California's iconic coastline for decades.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue *comprehensive* guidance for *long-term* coastal hazard planning. Specifically, we support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance).

The Guidance comes at a critical time in history. A recent report, *Global Warming of 1.5°C* from the Intergovernmental Panel on Climate Change released its prognosis that we may have as little as 12 years to act on climate change and slash global emissions in order to avoid catastrophic effects of climate change. As we work to reduce emissions in California and beyond, it is also important to take adaptation measures seriously. A certain level of sea level rise and climate change is already locked in and for that we must be prepared.

Emerging research continues to add to the urgency and importance of sea level rise planning. If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. A majority of California's beaches are at risk of disappearing from sea level rise and this will come at a great cost. The following includes recent noteworthy reports.

- The U.S. Geological Survey recently found that 31 to 67 percent of Southern California beaches may completely vanish by 2100 due to sea level rise and cliffs could recede more than 130 feet by the year 2100.
- Several recent studies have shown that impacts from flooding – from water in the basement to inundated streets impact property values. For example, flooding has already hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- The costs of sea level rise and climate change adaptation will increase exponentially over time. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.
- A recent study published in the Nature journal found that the combination of sea level rise and storms in California has the potential to displace more than half a million people and cost \$150 billion by the end of the century - 6% of the state's GDP.

Coastal landowners and planners will inevitably attempt to act to protect their assets from these losses. This is why it is imperative that the Coastal Commission issue strong adaptation

guidance with long-term planning recommendations as local governments work to update their local coastal programs for coastal hazards. Protection should not come at the expense of public resources. We must ensure that the incredible value of our beaches, recreational opportunities and vital coastal habitats persist for generations to come.

The Guidance is a valuable tool for local governments struggling to address the challenges and impacts of sea level rise and the Coastal Commission must remain steadfast in its recommendations for proactive, precautionary planning. Residential development is one of the most prevalent types of development within the coastal zone and also poses one of the most controversial management challenges, making the Guidance extremely important in identifying effective solutions to sea level rise adaptation planning. The Los Angeles Times recently highlighted many of these challenges in an article published on July 7, 2019 titled, *The California coast is disappearing under the rising sea. Our choices are grim*. It describes the struggles many local communities are facing and the difficult decisions we will have to make going forward – we are choosing which beaches we want to save from sea level rise with each seawall permitting and planning decision made.

The Guidance advises local governments to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. The problem is that the placement of armoring structures results in immediate beach loss¹. One major source of sand comes from eroding cliffs and bluffs. Structures such as seawalls and bluff retaining walls capture the eroding sand and prevent the beaches in front from being replenished. Armoring structures may also reduce biodiversity². A narrow beach leads to reduced spawning areas for shore birds and nesting areas for many other species.

According to a recent study by the California State University Channel Islands, California currently has 142 miles of coastal armoring – much of this exists in Southern California. 36% of the Los Angeles coast is armored, 39% of Orange County and 34% of San Diego County – all this with currently only approximately 8 inches of sea level rise. Without strong guidance and without strong local planning policies, these numbers will increase exponentially and our coast will disappear – rendering moot all other attempts to maintain or improve coastal access for all Californians.

We support the Guidance's recommendations to prioritize adaptation approaches that work with natural processes. Those include planned relocation of endangered structures, living shorelines and soft solutions. Ultimately, we must allow space for our beaches and coastal habitats to migrate inland. Given the levels of projected sea level rise, by the end of the century, even seawalls will eventually be ineffective in protecting property. Retreat will happen – the question is whether it happens in a managed or unmanaged manner. Unmanaged, the public is likely to be stuck with astronomical disaster relief funding bills. Although it is true that, in

¹ Gary B. Griggs, The Impacts of Coastal Armoring, 73 Shore & Beach 13, 13-22 (2005); Gary B. Griggs, The Effects of Armoring Shorelines—

² Dugan, J.E., and Hubbard, D.M., 2010, Ecological effects of coastal armoring: A summary of recent results for exposed sandy beaches in southern California, in Shipman, H., Dethier, M.N., Gelfenbaum, G., Fresh, K.L., and Dinicola, R.S., eds., 2010, Puget Sound Shorelines and the Impacts of Armoring—Proceedings of a State of the Science Workshop, May 2009: U.S. Geological Survey Scientific Investigations Report 2010-5254, p. 187-194.

general, the patterns of residential development along the coast were established pre-Coastal Act, we should not understate the reality of the perpetuation of those patterns, and our collective role – particularly the CCC’s – in that. The “end game” of coastal adaptation is managed retreat in many of our nearshore communities. This is true regardless of whether we care at all about protecting natural resources – managed retreat will be needed to protect public safety.

Specifically, we support the inclusion of the following policies in the Guidance:

- The **definition of existing structure** as development that existed as of January 1, 1977, which implies no development built after the Coastal Act is entitled to shoreline armoring and all new development must waive its rights to armoring. One of the most significant ways to protect our public beaches and coastal habitats for current and future generations is to include the definition of existing structures or development as it was originally intended by the Legislature and as included in the Guidance. Lot by lot and parcel by parcel, as existing structures reach the end of their useful life, this will break the pattern of development that was established before we knew better – now we know better.
- The Guidance’s expansion of the section, “**Regulate Redevelopment.**” Structures that are redeveloped essentially constitute new development, extending the lifetime of a structure. Given that new development is not entitled to shoreline armoring under section 30235 of the Coastal Act, this is a very important distinction. It is imperative that local governments include the definition provided by the Guidance to evaluate and track structures and any development that may constitute or cumulatively add up to redevelopment.
- The **trigger-based approach** for adaptation pathways, but suggest clarifying that the stages along each adaptation pathway should not create path-dependence, and that for many places, retreat (whether it is managed or forced by flooding) may be the end result. Recognizing that communities may not be ready to accept managed retreat yet, the trigger-based approach is a realistic alternative so long as the Commission identifies an accountable entity to establish a baseline, monitoring, and ties it to enforcement.
- The **Managed Retreat Program** would encourage local governments to establish a mechanism to remove, modify or relocate development when necessary to protect and provide for the migrating shoreline. We strongly support the Managed Retreat Program which will be necessary to maintain and enhance California’s beaches and coastal recreational opportunities that we love and are determined to protect.

Finally, we’d like to recommend that the Coastal Commission take the Guidance one step further by elaborating on emergency permitting policy guidance. Despite even the best of intentions and permitting conditions, emergency seawalls and revetments are almost never removed once established. One major concern with emergency armoring is that it precludes any meaningful consideration of alternatives and public participation, an especially troublesome factor for Local Coastal Program updates that may be currently underway. We must rethink – and reject – the current emergency armoring policy. Suggestions to do so include:

- Use the strongest definition of “emergency.”
- Encourage the use of softer solutions in emergency situations.

- The cumulative statewide impacts should always be considered in the granting of emergency permits.
- If emergency armoring is approved, include and enforce an expiration date and removal plan.

We appreciate the Coastal Commission for their diligence and commitment to engaging local planners and the general public as part of the development of the Residential Guidance document. We strongly support the Coastal Commission's efforts to encourage proactive planning to prepare for and respond to sea level rise.

Sincerely,
Mandy Sackett
California Policy Coordinator
Surfrider Foundation

Marce Gutierrez-Graudins
Executive Director
Azul

Susan Jordan
Executive Director
California Coastal Protection Network

While the current California Coastal Commission position regarding Short-Term Lodging as an endorsed method of encouraging affordable accommodations in coastal communities is controversial and divisive, as long as promoting Short-Term Lodging remains California Coastal Commission policy, we encourage the California Coastal Commission to acknowledge and respect the differences of individual coastal communities and support local jurisdictions' in having a key role in creating enforceable designs for allowing Short-Term Lodging in their communities. Most people traveling to coastal communities to stay overnight prefer to stay near the concentration of amenities that draw them to that destination, and that generally means the commercial areas where the hotels, restaurants and other tourist-oriented businesses are located. A prime example of a Short-Term Lodging ordinance that does just that is the modified Short-Term Lodging ordinance approved by the City Council of the City of Laguna Beach that is working its way through the California Coastal Commission process. Reflecting the impacts of millions of annual visitors to this small city of slightly over 20,000 residents, and the historically clear preference of visitors to Laguna to stay in the ocean proximate commercial districts of Laguna, this ordinance, developed with the cooperation of California Coastal Commission staff and Laguna Beach staff, both protects the character of the community by excluding new Short-Term Lodging in R-1 zones and other strictly residential neighborhoods, while liberalizing the process of approving new Short-Term Lodgings in those ocean proximate commercial areas. Ideally, this well-thought-out ordinance can serve as a model for other coastal cities. Hopefully, a result of this workshop session on Short-Term Lodging will be adoption of a California Coastal Commission policy to support local Short-Term Lodging ordinances that follow the format of the Laguna Beach Short-Term Lodging ordinance.

July 12, 2019

Ms. Dayna Bochco,
Chair California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: California Coastal Commission and Local Government Public Workshop (Short-Term Vacation Rentals)

My Comments at the July 12 Workshop:

My name is Luke Coletti and I'm the author of a successful ballot measure ([Measure M](#)) that limits short-term vacation rentals within Pacific Grove neighborhoods.

A purely transient use of residential property is not "home sharing." Instead, it's a commercial use that degrades residential neighborhoods, displaces long-term residents and runs counter to local zoning standards, which people rely on when purchasing, and enjoying their home.

I believe [Assembly Bill 1731](#) gets all of this right. Unfortunately, the [Airbnb lobby derailed that effort](#). It seems Airbnb money is the real elephant in the room! In closing - I suggest you use AB-1731 as a template for moving forward.

Luke Coletti
Pacific Grove Neighbors United
<https://pgneighbors.com/>

From: [Jack Posemsky](#)
To: [Coastal Statewide Planning](#)
Subject: Cambria Building Moratorium
Date: Thursday, June 27, 2019 11:54:27 AM

My comment is that we are 17+ years in a moratorium (since 2002) for lot owners on the local CCSD water wait list.

It used to be about water or the lack of water but it's not about water anymore because years ago if it rained we got intent letters. Now it can rain till the cows come home and still no intent letters. There is no common sense reason not to allow lot owners on the water list to build their homes. There's no reason for us to still be in a water moratorium when we have all the water we need and more flowing out to the ocean. We have a desal plant that works and needs to be approved for anytime use, not just in a water emergency. We have plenty of water and water to spare and a desal plant that can produce enough water for all residents and the lot owners on the water wait list, all 665 of them at a 1% growth rate. After that Cambria has built out and the majority of residents here voted on that twice!

To make matters worse, coastal staff is suggesting to lot owners that have active water meters and pay a water bill that they are not allowed to use the water they're paying for. Staffs argument is it would damage our creeks if a single new home were built here. Again, you can't damage a creek that is full of water from the last 3 + years of normal rainfall. Obviously it's not about water. To not allow a water customer to use the water they pay for is a taking and probably illegal and probably unconstitutional. Here's your water bill and you better pay it but by the way we won't let you use. That all said, there is no reason to not allow the active water meters to move forward into the building process and there's no reason for Cambria to be in a moratorium when water is abundant.

Imagine the gas company billing you for gas then telling you you can't use it but were going to bill you anyway.

Imagine PG&E billing you for electric use but telling you you can't use it.

Imagine now that you receive a water bill every other month as if you have a house yet you can't use the water you're being billed for. No need to imagine it, it's happening!

The idea that Cambria is in dire trouble if a lot owner got to hookup to the water system is not based on water supply but based on staffs position that growth in Cambria is not what they want. Facts don't matter when it comes to coastal staff. This moratorium in Cambria has to end. It's immoral and likely illegal.

It has to stop! Coastal staff should be replaced with staff that does not have a personal agenda on how Cambria should grow or not.

Commissioners should disregard what staff is advising them and make decisions based on fact, not fiction or one's personal opinions on growth.

Respectfully,
Jack Posemsky
Broker

Jack Posemsky

Jack Posemsky Real Estate

BRE# 01184353

718 Main St

Cambria, CA 93428

Tel: 805-927-4777

Fax: 805-927-4377

Email: jack@jackposemsky.com

Web: www.jackposemsky.com

From: [Jennifer Littlejohns](#)
To: [Coastal Statewide Planning](#)
Subject: Comments on Draft Residential Adaptation Policy Guidelines
Date: Wednesday, July 03, 2019 3:30:21 PM

Mid-State Realty

1320 Archer Street, San Luis Obispo, CA 93401
(805) 543-1500/Fax (805) 543-1590
Email: dgray@midstate-cal.com

July 3, 2019

Coastal Commissioners and Staff,

Thank you for the additional opportunity to provide comments on the **March 2018 Revised Draft Residential Adaption Policy Guidelines**.

As a REALTOR® and property owner in the Coastal zone, I am very concerned with the proposed guidelines language. These are my concerns:

1. Establishing a hard date of January 1, 1977, for the definition of an “existing structure” will create a dynamic in which property owners along the coast will have been treated differently when it comes to shoreline armoring.

Many homeowners have already received Commission approval for shoreline protection for homes built after January 1, 1977. Maintaining that currently existing homes are “existing structures” will ensure the consistent application of rules to coastal property owners.

Creating a hard date for shoreline protection is unfair to coastal landowners who currently need or will need to protect their homes and have time to plan for rising sea levels.

It is unjust to require homeowners to remove existing, functioning shoreline protections.

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A homeowner’s right to remodel and redevelop should not be limited if the house is habitable.

4. In sections **G.4. and G.5. Sea Level Rise Overlay Zones,** these zones will define the extent of land for which specific land use restrictions or requirements will be imposed for areas that may be affected by rising sea levels under a “worst case scenario”. These zones will force communities to adopt downzoning, “redevelopment” restrictions and mandated structural removals.

I oppose the use of Overlay Zones and the imposition of land use restrictions not directly relevant to an existing and immediate hazard. Zones will:

Prematurely impose private property rights restrictions.

Stigmatize properties and potentially make them uninsurable.

Lead to government-imposed deed restrictions.

The Overlay Zones will also outline where homeowners will be forced into mandatory participation in a Managed Retreat Program.

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“4) to indemnify and hold harmless the (local government of Coastal Commission) ...” This provision is unnecessary with the assumption of liability outlined in the sections

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6. Lastly, due to the potential for property rights restrictions, the Coastal Commission should provide written notifications to all owners of property located in the coastal zone about both the Residential Adaptation Guideline development and/or update process on the Local Coastal Program process. Both notifications should include instructions on how and when the public can provide written and/or oral comments.

Thank you,

David Gray
Coastal Zone Property Owner

From: [Jennifer Littlejohns](#)
To: [Coastal Statewide Planning](#)
Subject: Comments on Draft Residential Adaptation Policy Guidelines
Date: Wednesday, July 03, 2019 3:29:28 PM

GRAY PROPERTIES

1320 Archer Street, San Luis Obispo, CA 93401
(805) 543-1500/Fax (805) 543-1590
Email: pgray@midstate-cal.com

July 3, 2019

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Philip Gray
Coastal Zone Property Owner

From: [Jennifer Littlejohns](#)
To: [Coastal Statewide Planning](#)
Subject: Comments on Draft Residential Adaptation Policy Guidelines
Date: Wednesday, July 03, 2019 3:27:53 PM

Mid-State Properties, LLC
1320 Archer Street, San Luis Obispo, CA 93401
(805) 543-1500/Fax (805) 543-1590
Email: jsmith@midstate-cal.com

July 3, 2019

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Thank you,

James Smith
Coastal Zone Property Owner

From: Cavalieri, Madeline@Coastal
To: Nathan, Daniel@Coastal
Subject: Fw: My concerns regarding the Revised Draft of the Residential Adaption Policy Guidelines.
Date: Friday, July 05, 2019 9:33:11 AM

Did you get this one already?

Madeline Cavalieri
Statewide Planning Manager
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060
P: (831) 427-4890

From: Carl, Dan@Coastal
Sent: Wednesday, July 3, 2019 3:56 PM
To: Cavalieri, Madeline@Coastal
Subject: Fwd: My concerns regarding the Revised Draft of the Residential Adaption Policy Guidelines.

From: Julianna Gimelli <julianna@cianorealestate.com>
Sent: Wednesday, July 3, 2019 12:30:29 PM
Subject: My concerns regarding the Revised Draft of the Residential Adaption Policy Guidelines.

Coastal Commissioners and Staff,

Thank you for the additional opportunity to provide comments on the March 2018 Revised Draft of Residential Adaptation Policy Guidelines.

As a REALTOR® and resident in the Coastal Zone, I am very concerned with the language of the proposed guidelines. These are my concerns:

1. Establishing a hard date of January 1, 1977, for the definition of an "existing structure" will create a dynamic in which property owners along the coast will have been treated differently when it comes to shoreline armoring.
 - Many homeowners have already received Commission approval for shoreline protection for homes built after January 1, 1977. Maintaining that currently existing homes are "existing structures" will ensure the consistent application of rules to coastal property owners.
 - Creating a hard date for shoreline protection is unfair to coastal landowners who currently need or will need to protect their homes and have time to plan for rising sea levels.
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Thank you,

Julianna Gimelli



Realtor
Ciano Real Estate, Inc.
360 Morro Bay Blvd.
Morro Bay, CA 93442
CA LIC. #02056527

Direct: (559) 907-8158

Office: (805) 771-9779

Fax: (805) 771-9889

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"The finest in Real Estate service!"

From: [Kristin Brinner](#)
To: [Coastal Statewide Planning](#)
Cc: [Jim Jaffee](#); [Kaily Wakefield](#); [Jennifer Savage](#); [Mandy Sackett](#)
Subject: Local Government Public Workshop
Date: Friday, July 05, 2019 8:39:03 PM
Attachments: [2019-07-12 SF SD SLR Comments .pdf](#)

To whom it may concern,
Please accept our comments concerning Sea Level Rise and Local Coastal Program developments on behalf of the San Diego Chapter of the Surfrider Foundation. I know it is late on a holiday weekend, but hoping there is a chance this can still be included in the addendum.

Sincerely,
Kristin

--

Kristin Brinner | Co-lead, Beach Preservation Committee | [Surfrider Foundation](#) |
(858) 876-8293 | kristin@surfridersd.org

If you are unable to open the attachment, please
see page 362 for the attached comment letter.

From: [April Smith](#)
To: [Coastal Statewide Planning](#)
Subject: My opinion on sea level rise
Date: Friday, July 05, 2019 9:43:07 AM

My main points are:

- 1) Complete both commercial and residential guidelines should be done at the same time.
- 2) We should change how restricted the godliness are now to allow home owners to keep their rights until absolutely necessary to take their rights away.

Thank you,

April Smith
316 York Avenue, Oceano

Century 21 Pismo Beach & Avila Beach Office Manager

--

April Smith
Broker Associate
Office Manager
License #01736191
CELL: 805-391-0222
www.AprilC21Home.com

Mission Statement: To provide our clients the best possible Real Estate experience by providing them with the best trained agents in the industry.

From: [Cindy Blankenburg](#)
To: [Coastal Statewide Planning](#)
Subject: Please revise Sea Level Guidelines
Date: Wednesday, July 03, 2019 8:38:54 AM

Coastal Commissioners and Staff,

Thank you for the additional opportunity to provide comments on the March 2018 Revised Draft Residential Adaptation Policy Guidelines.

As a REALTOR® and homeowner in the Coastal Zone, I am very concerned with the proposed guidelines language. These are my concerns:

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Thank you for the opportunity.

Cindy Blankenburg
805 710 3794
Pismo Coast Association of Realtors
www.BlankenburgProperties.Realtor
Broker License #01950935

Sent from CindyB's iPad

From: [Kesha Toler](#)
To: [Turnbull-Sanders, Effie@Coastal](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#)
Cc: [Carl, Dan@Coastal](#); [Moroney, Ryan@Coastal](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Traylor, Sharif@Coastal](#); [Doan, Tamara@Coastal](#); [Veesart, Pat@Coastal](#); [Coastal Statewide Planning](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Friday, June 28, 2019 11:23:52 AM
Attachments: [page1image3571689296.png](#)

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Thank you,

Kesha Toler, GRI
Chief Operations Officer
Patterson Realty
office: 805.544.7000
cell: 805.503.9239
efax: 805.544.2837
broker associate 01907471

From: martydiffley@charter.net
To: [Turnbull-Sanders, Effie@Coastal](mailto:Turnbull-Sanders_Effie@Coastal); [Brownsey, Donne@Coastal](mailto:Brownsey_Donne@Coastal); [Aminzadeh, Sara@Coastal](mailto:Aminzadeh_Sara@Coastal); [Escalante, Linda@Coastal](mailto:Escalante_Linda@Coastal); [Rice, Catherine@Coastal](mailto:Rice_Catherine@Coastal); [Groom, Carole@Coastal](mailto:Groom_Carole@Coastal); [Howell, Erik@Coastal](mailto:Howell_Erik@Coastal); [Uranga, Roberto@Coastal](mailto:Uranga_Roberto@Coastal); [Padilla, Stephen@Coastal](mailto:Padilla_Stephen@Coastal)
Cc: [Carl, Dan@Coastal](mailto:Carl_Dan@Coastal); [Moroney, Ryan@Coastal](mailto:Moroney_Ryan@Coastal); [Kahn, Kevin@Coastal](mailto:Kahn_Kevin@Coastal); [Craig, Susan@Coastal](mailto:Craig_Susan@Coastal); [Traylor, Sharif@Coastal](mailto:Traylor_Sharif@Coastal); [Doan, Tamara@Coastal](mailto:Doan_Tamara@Coastal); [Veesart, Pat@Coastal](mailto:Veesart_Pat@Coastal); [Coastal Statewide Planning](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Friday, June 28, 2019 11:40:40 AM

Coastal Commissioners and Staff,
Thank you for the additional opportunity to provide comments on the March 2018 Revised Draft

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Thank you,

Hit send! It should take you just a couple of minutes to do this, and it's soooo important. If you have ANY problems working through this, PLEASE give me a call and I'll talk you through getting everything into the email if needed. Even if you don't feel like this has the potential to impact you and your business, we need as many of these emails sent as possible.

I'll send a separate email with more details so that this purpose of this one doesn't get lost. :)

Kesha Toler, GRI
Chief Operations Officer
Patterson Realty
office: 805.544.7000
cell: 805.503.9239
efax: 805.544.2837
broker associate 01907471

From: [Rob Feder](#)
To: [Turnbull-Sanders, Effie@Coastal](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#)
Cc: [Carl, Dan@Coastal](#); [Moroney, Ryan@Coastal](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Traylor, Sharif@Coastal](#); [Doan, Tamara@Coastal](#); [Veesart, Pat@Coastal](#); [Coastal Statewide Planning](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Friday, June 28, 2019 1:53:17 PM
Attachments: [page1image3571689296.png](#)

Coastal Commissioners and Staff,

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Residential Adaptation Policy Guidelines.

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Thank you,
Feder, Broker Associate, Patterson Realty

Rob

--



From: [Mary Kubacki](#)
To: [Turnbull-Sanders, Effie@Coastal](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#)
Cc: [Carl, Dan@Coastal](#); [Moroney, Ryan@Coastal](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Traylor, Sharif@Coastal](#); [Doan, Tamara@Coastal](#); [Veesart, Pat@Coastal](#); [Coastal Statewide Planning](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Friday, June 28, 2019 1:57:37 PM

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Thank you,

Mary Kubacki

Realtor / Property Manager

The Monday Club, Property Manager

BRE License No. 01344394

marykubackipm@hotmail.com

<http://www.pattersonrealtypropertymanagement.com/>

Patterson Realty, 444 Higuera St 3rd Floor, SLO 93401
cell 805.234.0986 / ofc 805.544.2013 /fax 805.544.2837



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From: [Salvatore Orlando](#)
To: [Turnbull-Sanders, Effie@Coastal](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Friday, June 28, 2019 10:36:59 PM
Attachments: [image001.png](#)

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**Thank you,
Sal Orlando**

Sal Orlando Broker Associate

Patterson Realty

DRE Lic #01257048

805-235-9770

theslolife@charter.net

www.TheSLOlife.com

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[Click Here](#) to view the most recent price changes in San Luis Obispo County - Updated every 10 minutes!

Username: sold Password: reports

From: [Monica A. Chudgar](#)
To: [Turnbull-Sanders, Effie@Coastal](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Urange, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#)
Cc: [Carl, Dan@Coastal](#); [Moroney, Ryan@Coastal](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Traylor, Sharif@Coastal](#); [Doan, Tamara@Coastal](#); [Veesart, Pat@Coastal](#); [Coastal Statewide Planning](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Saturday, June 29, 2019 10:20:12 AM
Attachments: [page1image3571689296.png](#)

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Thank you,

Monica A. Chudgar

Realtor® since 2005
Appraiser (2003 - 2015)
805.234.2908
www.LotusCentralCoast.com

Patterson Realty
Associate Partner
Broker Lic #01502272



From: [Tanya Knowles](#)
To: [Turnbull-Sanders, Effie@Coastal](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#)
Cc: [Carl, Dan@Coastal](#); [Moroney, Ryan@Coastal](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Traylor, Sharif@Coastal](#); [Doan, Tamara@Coastal](#); [Veesart, Pat@Coastal](#); [Coastal Statewide Planning](#)
Subject: Public Comments on the Residential Adaptation Policy Guidelines
Date: Friday, June 28, 2019 11:18:15 AM
Attachments: [page1image3571689296.png](#)

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Thank you,

Tanya Knowles
Certified Transaction Coordinator
Call or Text - 805-458-2243
Fax - 805-476-1432
License #01879393

From: [Norma Thomas](#)
To: [Coastal Statewide Planning](#)
Subject: RE:G4 and G5
Date: Friday, July 05, 2019 9:52:41 AM

Sent from my iPhone

Worst case scenario is not a good way to assess sea level rise. It takes exhaustive studies and much analysis by qualified people!!! The potential hazards to property owners is too great!! Their property could be condemned and lost before all the facts are assessed !!!

From: [Lori Fisher](#)
To: [Coastal Statewide Planning](#)
Subject: Sea level rise doc
Date: Friday, July 05, 2019 9:42:46 AM

Please hold at least 2 public hearings with public comment. Also make sure property rights are preserved until necessary to infringe on rights.

Lori Fisher
805-473-1234

From: [Cindy Doll](#)
To: [Coastal Statewide Planning](#)
Subject: Sea Level Rise document
Date: Friday, July 05, 2019 9:47:31 AM

Dear Commissioners,

I'm writing about the Sea Level Rise Policy Guidance document. It's critical that you please avoid document development based on worst case scenarios! I'm a homeowner, resident, and landlord at the beach and it has taken me years of working 2 full time jobs to accomplish becoming an owner and landlord. It terrifies me that your proposed Policy Guidance proposal will prohibit me from doing necessary maintenance on my properties. I'm single and ready to retire and my rental income is how I will pay my bills in future years. PLEASE don't base this document on worst case scenarios!

Cindy Doll
Doll@PismoCoastRealtors.com

Sent from my T-Mobile 4G LTE Device

From: [Barry Brown](#)
To: [Coastal Statewide Planning](#)
Subject: Sea Level Rise Documents
Date: Friday, July 05, 2019 9:46:08 AM

Dear Coastal Commission....

I am a real estate broker and I represent many families that will be affected by the Sea Level Rise document. I am most concerned with the rights given to private property owners. The Commission should change its approach away from property being restricted to taken at first opportunity until it is absolutely necessary to infringe upon those property rights.

Sincerely,

From: [Dawna Davies](#)
To: [Coastal Statewide Planning](#); [Ainsworth, John@Coastal](#); [Sanders@coastal.ca.gov](#); [Brownsey, Donne@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Mark.Vargas@coastal.ca.gov](#); [Aaron.Peskin@coastal.ca.gov](#); [Groom, Carole@Coastal](#); [Howell, Erik@Coastal](#); [Uranga, Roberto@Coastal](#); [Padilla, Stephen@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Pendleton, Brian@Coastal](#); [Urias, Bryan@Coastal](#); [Luce, Shelley@Coastal](#); [Escalante, Linda@Coastal](#); [Ward, Christopher@Coastal](#)
Subject: Sea Level Rise Regulations
Date: Thursday, July 04, 2019 9:20:52 AM

Dear Coastal Commissioners and Staff,

Thank you for the additional opportunity to provide comments on the March 2018 Revised Draft Residential Adaptation Policy Guidelines.

As a REALTOR® and homeowner in the Coastal Zone, I am very concerned with the proposed guidelines language. These are my concerns:

1. Establishing a hard date of January 1, 1977, for the definition of an “existing structure” will create a dynamic in which property owners along the coast will have been treated differently when it comes to shoreline armoring.
 - Many homeowners have already received Commission approval for shoreline protection for homes built after January 1, 1977. Maintaining that currently existing homes are “existing structures” will ensure the consistent application of rules to coastal property owners.
 - Creating a hard date for shoreline protection is unfair to coastal landowners who currently need or will need to protect their homes and have time to plan for rising sea levels.
 - It is unjust to require homeowners to remove existing, functioning shoreline protections.
2. In section A.7. Real Estate Disclosure of Hazards, the proposed language to “require real estate disclosures of all coastal hazards” would require a lengthy and detailed research and reporting process that would be impossible for the average homeowner to accurately and adequately prepare.
 - Natural hazard disclosure should be included in a Natural Hazard Disclosure Report created by a professional hazard disclosure company.
 - All necessary disclosure information should be available to the public for free, ideally on a website searchable by address and parcel number.
 - Mandated disclosures should not predate the public availability of the data.
3. In section B.7. Redevelopment. The clarification regarding the ability for homeowners to perform routine repairs such as re-shingling a roof or replacing worn siding without triggering the definition of “redevelopment” is not enough.
 - A homeowner’s right to remodel and redevelop should not be limited if the house is habitable.
4. In sections G.4 and G.5 Sea Level Rise Overlay Zones, these zones will define the extent of land for which specific land use restrictions or requirements will be imposed for areas that may be affected by rising sea levels under a “worst case scenario”. These zones will force communities to adopt downzoning, “redevelopment” restrictions and mandated structural removals.

I oppose the use of Overlay Zones and the imposition of land use restrictions not directly relevant to an existing and immediate hazard. Zones will:

- Prematurely impose private property rights restrictions.
- Stigmatize properties and potentially make them uninsurable.
- Lead to government-imposed deed restrictions.

The Overlay Zones will also outline where homeowners will be forced into mandatory participation in a Managed Retreat Program.

- Homeowners should not be forced to remove and relocate houses that are still habitable.
- Once a property is no longer legitimately habitable, the homeowners should not be forced to pay the costs to have their home removed.

5. In section A.6. Assumption of Risk, Waiver of Liability and Indemnity. Regarding the recorded deed restriction reflecting the permit conditions for new coastal development, here are my concerns that remain from the previous Draft:

“2) to assume the risks of injury and damage from such hazards in connection with the permitted development;” could be simply stated as a warning that if the condition of the property should change due to future hazards, the homeowner understands they will be liable for any damage arising from those hazards. The assumption of risk is a legal transfer of liability that ought to be negotiated by parties to a sale, and not imposed by mass recoding by a regional governmental agency.

“3) to unconditionally waive any claim of damage or liability against...for injury or damage from such hazards;” There is no reason why a homeowner would need to unconditionally waive any claim for injury or damage against the local entity. I object to the unilateral imposition of a waiver. Instead, local agencies can simply add language to the permitting process stating that no warranty is being made by the permitting agency as to the future viability of the development due to potential future hazards.

“4) to indemnify and hold harmless the (local government or Coastal Commission)...” This provision is unnecessary with the assumption of liability outlined in the sections above.

6. Lastly, due to the potential for property rights restrictions, the Coastal Commission should provide written notifications to all owners of property located in the coastal zone about the both the Residential Adaptation Guideline development and/or update process and the Local Coastal Program process. Both notifications should include instructions on how and when the public can provide written and/or oral comments.

Thank you,
Dawna J Davies
San Luis Obispo Association of REALTORS®

Real Estate Broker
REALTOR®
www.DaviesCo.com

Dawna@DaviesCo.com
Ofc 805-544-5889
Cell 805-459-5889
BRE #01152951

From: [Michael Hunstad](#)
To: [Coastal Statewide Planning](#)
Subject: Sea Level Rise
Date: Friday, July 05, 2019 9:42:14 AM

Please do not use Overlay zones.
These areas should be handled just like flood zones.
This would make it difficult to lend on or impose financial burdens on the new owners.
Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Steven lee](#)
To: [Coastal Statewide Planning](#)
Subject: Sea Level Rise
Date: Friday, July 05, 2019 9:44:48 AM

Dear Coastal Commission,

I would like to take a moment to give you my opinion on the upcoming discussion of Sea Level Rise and the disclosure of hazards along with them. I believe it is unreasonable and near impossible for property owners to be able to disclose all coastal hazards and the responsibility should be in the hands of the regional government. These disclosures should be easily accessible for property owners to search for via address and parcel number.

Best,
Steven

From: [Tonia Kleinsmith](#)
To: [Coastal Statewide Planning](#)
Subject: Sea level rise
Date: Friday, July 05, 2019 9:45:15 AM

There should be public hearings for all proposed changes and restrictions. By making overlay "worst case scenario" on property it will be requiring additional unnecessary requirements for Buyers and Sellers if these properties. Lenders will not be able to give loans without more costly insurance and requirements.

Please do not put these additional guidelines and restrictions on properties.

Thank you,
Tonia

Tonia Kleinsmith
(805) 260-1455
Broker & Co-owner
Coast Family Real Estate
Tonia@KleinsmithHomes.com
#01433807

From: [Steve Delmartini](#)
To: [Coastal Statewide Planning](#)
Cc: [CentralCoast@Coastal](#); [Ainsworth, John@Coastal](#); [Howell, Erik@Coastal](#); [Effie.Turnbull@coastal.ca.gov](#); [Rice, Catherine@Coastal](#); [Groom, Carole@Coastal](#)
Subject: Sea Level Rise
Date: Thursday, July 04, 2019 7:52:07 PM

7-3-19

Re: Coastal Commission hearing on Sea Level Rise in San Luis Obispo, July 10th-12th.

I am a Realtor in San Luis Obispo, Ca. born and raised. I am opposed to the Residential Adaption/Sea Level Rise guidelines as they are stated today. I, like many of my colleagues up and down the coast are very concerned about the ramifications of the proposed guidelines. I'm hoping to not reiterate the concerns that you have heard, but its almost impossible to not bring some of the most obvious problems to your attention. I'm never quite sure how we get to these types of conversation when it appears that the the staff report and some of your comments are in such conflict with private property rights, past approval process, land use agreements, local coastal plans and the like, decisions that have existed in the past and on into the future. I liken this process to going in front of a planning commission for a development review process knowing most of the planners have never built anything and they are making the decisions. I will assume most, if not all of you making this decision do not own a property that would be affected if this is ultimately passed. If you do own a parcel that would be affected I'm assuming you will either be a "no" vote or will recuse yourself from the process.

One suggestion, if you will be moving forward with some new changes/restrictions, would be for those new rules to take affect from this time forward so anyone considering purchase in the coastal "overlay" zone can make a decision based on direct and current disclosures. Making sweeping changes on properties whether they were built in 1977 or any other year could affect not only existing loans on those properties, insurance problems to the degree that they may be stigmatized and not be able to be purchased or sold.

To your credit, I understand that at some of the previous public meetings that some of the concerns regarding existing loans, new loans, insurance problems, existing/approved shoreline protections etc.. may have not been considered as a part of what this whole sea level rise could affect and that you have addressed some of these concerns since acknowledging they exist and I thank you for that.

Please understand that most of us in the real estate community are expressing our concerns because we genuinely care about consumers, private property rights and are often a voice for those that may not know this actually being discussed and your ultimate decision will affect them. Its never good to get noticed when the decisions have been made. Try to put yourself in the position of owning a piece of property that this will affect and really ask yourself if this would be a good/fair outcome for anyone that has conformed to all the rules over time, this just seems a bit over the top and maybe has unforeseen consequences.

Thank you for your consideration and taking the time to read this. Greatly appreciated.

Steve Delmartini

From: [Henry Krzciuk](#)
To: [Coastal Statewide Planning](#)
Subject: Wave action - energy and height changes for future
Date: Sunday, June 23, 2019 8:51:50 AM

Following is my input to the July 12th Local Government Workshop:

I am a resident in the San Simeon Community Services District. We have an old wastewater treatment plant (WWTP) that is located on the coastline and only slightly above sea level. Some riprap armoring was added decades ago to protect the plant from erosion, wave action, and wave overruns.

I have found conflicting information on whether wave energy, wave height, storm levels, will increase over the next two to five decades. Per your reports and references, sea-level rise is well studied with statistical modeling and probability ranges.

Could you provide some input regarding wave energy, height, storm severity or other changes that might occur? Our WWTP can handle the sea level rise for decades. The concern is about wave overruns that could seriously harm the San Simeon community, States Parks Hearst Castle waste processing which San Simeon handles, and raw sewage impacts on the environment.

Thanks,
Hank Krzciuk
9540 Avonne Ave SPC 46
San Simeon, CA 93452
www.coastcentralphoto.com

From: [Maggie Baiz](#)
To: ccmacorrespond@gmail.com; [Coastal Statewide Planning](#)
Subject: Save short term rentals-from a local
Date: Thursday, July 11, 2019 11:39:55 AM

July 11, 2019

To whom it may concern:

I work in property management and we specialize in managing short term rentals in Cayucos. I have been in this industry going on 8 ½ years and in the tourism industry for the past 13 ½ years. I grew up on the Central Coast, attended Sunnyside Elementary School, Los Osos Middle School, Morro Bay High School and Cuesta College. We do not have any other industry in this area other than tourism. Because of the tourism industry, I have been able to stay local, close to my immediate family and even raise a family of my own. If you look at who works in the tourism industry, a lot of the average aged people are of child bearing years. We are the group of people that keep the school attendance, supporting the local sport activities, keeping the economy alive, etc. If you eliminate short term rentals, you are not only taking away an affordable way for families to travel but, you are taking away jobs. We employ many vendors that rely on our business to make ends meet. We hire cleaners, maintenance men, window washers, plumbers, local paper product companies, and many more. If you eliminate short term rentals, there will be a negative trickledown effect on our whole economy on the Central Coast. I do not believe that short term rentals are the cause of the affordable housing shortage. The owners that I am in contact with would not rent their homes out long term even if they were not able to rent it short term, they would keep it for family use only.

Please rethink eliminated short term rentals.

Thank you for your consideration.

Maggie Guy

A local, mother of two.

<<https://docs.google.com/uc?export=download&id=0B-mWIHEsZJ6UW5PaTRlaC1Ndjg&revid=0B-mWIHEsZJ6ZEY2d2JhYIRsV1NhWkVHmWZ0aDhyNnFjbE84PQ>>

From: [Bitsa Burger \(burgerink@pon.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bitsa Burger
620A 13th St
Arcata, CA 95521
burgerink@pon.net
(707) 499-0437

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Alex Padilla \(ap.trails@gmail.com\)](mailto:ap.trails@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:26 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Alex Padilla
708 Bolton Walk Apt 102
Santa Barbara, CA 93117
ap.trails@gmail.com
(505) 249-9200

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lauren Tomicich \(laurentomicich@gmail.com\) Sent You a Personal Message](mailto:laurentomicich@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:11:47 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lauren Tomicich
511 Kelly St
Oceanside, CA 92054
laurentomicich@gmail.com
(858) 386-8281

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Danielle Kusaba \(daniellekusaba@gmail.com\) Sent You a Personal Message](mailto:daniellekusaba@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:11:44 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Danielle Kusaba
1021 E Avenida De Las Flores
Thousand Oaks, CA 91360
daniellekusaba@gmail.com
(805) 405-4888

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gina Anson \(g.anson@mac.com\)](mailto:g.anson@mac.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:12:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gina Anson
p o box 4234
Orange, CA 92863
g.anson@mac.com
(714) 744-4354

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jim Jennings \(jtjennings@msn.com\) Sent You a Personal Message](mailto:jtjennings@msn.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:12:10 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jim Jennings
6433 Topanga Canyon Blvd
Los Angeles, CA 91303
jtjennings@msn.com
(818) 914-4085

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Thomas Saito \(tomsaito@pacbell.net\) Sent You a Personal Message](mailto:tomsaito@pacbell.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:12:09 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Thomas Saito
915 E Santa Anita Ave
Burbank, CA 91501
tomsaito@pacbell.net
(818) 331-8000

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rose Taylor \(rosetaylor@me.com\)](mailto:rosetaylor@me.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:12:21 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rose Taylor
601 29th St
San Francisco, CA 94131
rosetaylor@me.com
(541) 261-5484

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tracy and Cynthia Rogers \(tmrogers@sbcglobal.net\)](mailto:tmrogers@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:13:35 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tracy and Cynthia Rogers
991 Stony Hill Rd
Redwood City, CA 94061
tmrogers@sbcglobal.net
(650) 369-7876

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Henderson \(michaelhenderson@hotmail.com\) Sent You a Personal Message](mailto:michaelhenderson@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:13:58 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Henderson
5352 Sisson Dr
HUNTINGTN BCH, CA 92649
michaelhenderson@hotmail.com
(714) 840-2736

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Greg Movsesyan \(gregmovsesyan@gmail.com\)](mailto:gregmovsesyan@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:14:10 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Greg Movsesyan
282 Old Quarry Ln
McKinleyville, CA 95519
gregmovsesyan@gmail.com
(707) 339-2456

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jessica Swanson \(jessica@garrettswanson.com\) Sent You a Personal Message](mailto:jessica@garrettswanson.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:14:27 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jessica Swanson
14 Creekside Ct
Corte Madera, CA 94925
jessica@garrettswanson.com
(415) 305-5528

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Denisse Cortez \(denisse.zarzosa04@gmail.com\)](mailto:denisse.zarzosa04@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:36 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Denisse Cortez
3161 W Ball Road, Apt 222
Anaheim, CA 92804
denisse.zarzosa04@gmail.com
(619) 942-0418

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jill Davine \(jsdavine@aol.com\)](mailto:jsdavine@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:14:25 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jill Davine
4047 La Salle Ave
Culver City, CA 90232
jsdavine@aol.com
(310) 999-9999

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Susan Dunn \(dundance@gmail.com\) Sent You a Personal Message](mailto:dundance@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:14:22 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Susan Dunn
507 Neal St
Grass Valley, CA 95945
dundance@gmail.com
(530) 272-5953

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Diego Gavilanes \(dgavilanes@gmail.com\)](mailto:dgavilanes@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:14:21 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Diego Gavilanes
3970 Overland Ave
Culver City, CA 90232
dgavilanes@gmail.com
(310) 244-9135

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [LAUREN MANZO \(laurencmanzo@gmail.com\)](mailto:laurencmanzo@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:15:05 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

LAUREN MANZO
1060 Diamond Crest Ct
Santa Barbara, CA 93110
laurencmanzo@gmail.com
(805) 451-1166

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Alan Siebenaler \(alsiebs@gmail.com\) Sent You a Personal Message](mailto:alsiebs@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:15:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Alan Siebenaler
400 n San Marcos Rd
Santa Barbara, CA 93111
alsiebs@gmail.com
(310) 625-6398

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Pamela Bower \(pamelabower@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:15:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Pamela Bower
526 Grand Blvd
Playa del Rey, CA 90291
pamelabower@mac.com
(310) 962-3172

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [ruth conroy \(ruthconroy@comcast.net\) Sent You a Personal Message](mailto:ruthconroy@comcast.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

ruth conroy
3639 19th St
San Francisco, CA 94110
ruthconroy@comcast.net
(415) 658-0865

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Clarissa Cervantes \(cissapaz@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:09 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Clarissa Cervantes
131 Topsail Mall
Marina del Rey, CA 90292
cissapaz@hotmail.com
(310) 497-6732

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [David Dolotta \(david@dolotta.org\)](mailto:david@dolotta.org) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:09 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

David Dolotta
1205 Del Oro Ave
Santa Barbara, CA 93109
david@dolotta.org
(805) 699-5591

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dave Kaplan \(dave@surfdog.com\)](mailto:dave@surfdog.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dave Kaplan
1126 S Coast Highway 101
Encinitas, CA 92024
dave@surfdog.com
(760) 944-8000

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Sophia Kang \(sophiakangg@gmail.com\)](mailto:sophiakangg@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Sophia Kang
6758 Los Verdes Dr Apt 4
Palos Verdes Estates, CA 90275
sophiakangg@gmail.com
(310) 502-9451

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Leslie Klein \(lesliesklein@gmail.com\)](mailto:lesliesklein@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:35 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Leslie Klein
4470 MARSEILLES ST
San Diego, CA 92107
lesliesklein@gmail.com
(619) 225-6221

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dan Silver \(dsilverla@me.com\) Sent You a Personal Message](mailto:dsilverla@me.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:28 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dan Silver
222 S Figueroa St Apt 1611
Los Angeles, CA 90012
dsilverla@me.com
(213) 804-2750

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Brooke Davis \(brookemdavis16@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:16:45 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Brooke Davis
930 Venice Blvd
Playa del Rey, CA 90291
brookemdavis16@gmail.com
(727) 612-0081

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Robert Keats \(bobswave@earthlink.net\)](mailto:bobswave@earthlink.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:17:20 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Robert Keats
630 Miramonte Dr
Santa Barbara, CA 93109
bobswave@earthlink.net
(805) 962-4340

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dawn Ziegler \(dmmitche11@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:17:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dawn Ziegler
2218 Seaside St
San Diego, CA 92107
dmmitche11@hotmail.com
(619) 226-7297

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Vanessa Escamilla \(vnessa@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:17:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Vanessa Escamilla
1222 n. olive drive
West Hollywood, CA 90069
vnessa@gmail.com
(917) 607-7650

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [jens ipsen \(jensipsen3@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:18:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

jens ipsen
2551 E Avenue S G207
Palmdale, CA 93550
jensipsen3@gmail.com
(661) 902-3882

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Therese DeBing \(buddhabear88@hotmail.com\)](mailto:buddhabear88@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:17:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Therese DeBing
935 Lighthouse Ave Apt 14
Pacific Grove, CA 93950
buddhabear88@hotmail.com
(831) 920-1581

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John LaGourgue \(john.32172@cox.net\)](mailto:john.32172@cox.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:18:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

John LaGourgue
32172 Sea Island Dr
MONARCH BAY, CA 92629
john.32172@cox.net
(949) 496-0221

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [carla oliveira borella \(carlaborella@gmail.com\)](mailto:carlaoliveira.borella@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:19:54 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

carla oliveira borella
315 avenida santa barbara
San Clemente, CA 92672
carlaborella@gmail.com
(619) 337-4270

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rita Nolan \(ritabbest@gmail.com\)](mailto:ritabbest@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rita Nolan
1446 27th Ave
San Francisco, CA 94122
ritabbest@gmail.com
(415) 731-9102

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Yvonne Smith \(lelanismith33@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:20:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Yvonne Smith
1648 Carmel Cir E
Upland, CA 91784
lelanismith33@gmail.com
(909) 981-5509

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mary Simun \(entamoebatrex@hotmail.com\) Sent You a Personal Message](mailto:entamoebatrex@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:21:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mary Simun
606 N Paulina Ave
Redondo Beach, CA 90277
entamoebatrex@hotmail.com
(310) 709-0657

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michelle MacKenzie \(michellehmackenzie@gmail.com\)](mailto:michellehmackenzie@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:21:49 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Michelle MacKenzie
980 Berkeley Ave
West Menlo Park, CA 94025
michellehmackenzie@gmail.com
(650) 504-1111

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Candace Rocha \(candace8027@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:22:22 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Candace Rocha
4423 Alpha St
Los Angeles, CA 90032
candace8027@gmail.com
(213) 321-0467

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Douglas Green \(dougiegreen@gmail.com\)](mailto:dougiegreen@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:22:16 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Douglas Green
11905 Lindblade St
Culver City, CA 90230
dougiegreen@gmail.com
(310) 699-8473

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Andrea Kaufman \(andykaufman@comcast.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:22:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Andrea Kaufman
14529 Redwood Ln
Guerneville, CA 95446
andykaufman@comcast.net
(707) 869-3911

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Douglas Green \(dougiegreen@gmail.com\)](mailto:dougiegreen@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:22:14 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Douglas Green
11905 Lindblade St
Culver City, CA 90230
dougiegreen@gmail.com
(310) 699-8473

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Greg Maciel \(cwleads@calfloor.com\) Sent You a Personal Message](mailto:Greg.Maciel@calfloor.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:22:10 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Greg Maciel
760 9th Ave
San Francisco, CA 94118
cwleads@calfloor.com
(530) 219-0389

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Candace Rocha \(candace8027@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:22:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Candace Rocha
4423 Alpha St
Los Angeles, CA 90032
candace8027@gmail.com
(213) 321-0467

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Bordenave \(mbordenave1016@gmail.com\)](mailto:mbordenave1016@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:23:42 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Bordenave
951 N Adoline Ave
Fresno, CA 93728
mbordenave1016@gmail.com
(555) 555-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Amy Foo \(foo2018@lawnet.ucla.edu\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:05 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Amy Foo
21118 Willow Heights Dr
Diamond Bar, CA 91765
foo2018@lawnet.ucla.edu
(626) 589-8191

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Wilson \(wilson.jimmy@gmail.com\)](mailto:wilson.jimmy@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:23:49 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Wilson
2224 Edinburg Ave
Cardiff, CA 92007
wilson.jimmy@gmail.com
(904) 806-5979

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Peggy Marlow \(pegmarlow@sbcglobal.net\) Sent You a Personal Message](mailto:pegmarlow@sbcglobal.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:24:17 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Peggy Marlow
14066 Pomegranate Ave
Poway, CA 92064
pegmarlow@sbcglobal.net
(858) 679-8494

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Darren Carter \(darrenncarter@gmail.com\)](mailto:darrenncarter@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:25:07 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Darren Carter
1309 Robbins St
Santa Barbara, CA 93101
darrenncarter@gmail.com
(561) 577-4385

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Derek Wiback \(derekwiback@gmail.com\) Sent You a Personal Message](mailto:derekwiback@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:25:44 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Derek Wiback
1807 Eastwood Ln
Encinitas, CA 92024
derekwiback@gmail.com
(858) 344-1396

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gregg Oelker \(n2caves@earthlink.net\) Sent You a Personal Message](mailto:n2caves@earthlink.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:25:35 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Gregg Oelker
3285 Crestford Dr
Altadena, CA 91001
n2caves@earthlink.net
(626) 798-5025

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Ann Sullivan \(pansyannie@aol.com\) Sent You a Personal Message](mailto:pansyannie@aol.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:26:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Ann Sullivan
11275 Manzanita Rd
Lakeside, CA 92040
pansyannie@aol.com
(619) 561-0887

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Deb Cono \(debhc@earthlink.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:27:07 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Deb Cono
1521 Tzena Way
Encinitas, CA 92024
debhc@earthlink.net
(760) 479-9869

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Saskia Baur \(saskia72@gmail.com\) Sent You a Personal Message](mailto:saskia72@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:27:57 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Saskia Baur
731 Elmwood Dr
Davis, CA 95616
saskia72@gmail.com
(831) 325-0435

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lucas Wallace \(lukemwallace@gmail.com\)](mailto:lukemwallace@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:28:17 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lucas Wallace
730 29th Street, C12
Oakland, CA 94609
lukemwallace@gmail.com
(510) 847-7538

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jeff Granbery \(jeff@gstudios.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:28:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jeff Granbery
200 Fairway Place, Street Address 2, Apartment or Suite Number
Costa Mesa, CA 92627
jeff@gstudios.net
(949) 515-0100

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John Connor \(jconnor@prodigy.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:03 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

John Connor
404 Appian Way
Ventura, CA 93003
jconnor@prodigy.net
(805) 654-1805

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jeff Granbery \(jeff@gstudios.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:28:57 PM

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Sincerely,

Sincerely,

Jeff Granbery
200 Fairway Place, Street Address 2, Apartment or Suite Number
Costa Mesa, CA 92627
jeff@gstudios.net
(949) 515-0100

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Leslie Morgan \(dockles@comcast.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:28:54 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Leslie Morgan
314 Fair Oaks St
San Francisco, CA 94110
dockles@comcast.net
(415) 730-6002

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Karen Daves \(akadolf@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:29:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Karen Daves
4129 Angela St
Santa Susana, CA 93063
akadolf@aol.com
(805) 964-4385

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Richard Michaelsen \(richmichaelsen@gmail.com\)](mailto:richmichaelsen@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:29:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Richard Michaelsen
435 San Vicente Blvd
Santa Monica, CA 90402
richmichaelsen@gmail.com
(310) 922-6777

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Amy Rafiee \(amy.rafee@gmail.com\)](mailto:amy.rafee@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:29:42 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Amy Rafiee
3332 City Lights Dr
Laguna Beach, CA 92656
amy.rafee@gmail.com
(949) 378-3464

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Laurie Carr \(laurielcarr@hotmail.com\)](mailto:laurielcarr@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:30:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Laurie Carr
6049 Jupiter Dr
Jurupa Valley, CA 91752
laurielcarr@hotmail.com
(310) 678-5313

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Erich Frey \(eoflbc@earthlink.net\) Sent You a Personal Message](mailto:eoflbc@earthlink.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:31:18 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Erich Frey
5916 Bixby Village Dr Apt 92
Long Beach, CA 90803
eoflbc@earthlink.net
(562) 833-4454

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Drew Kelsey \(drewk34939@aol.com\) Sent You a Personal Message](mailto:drewk34939@aol.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:31:42 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Drew Kelsey
1436 Dove Ln Sunnyvale CA
Sunnyvale, CA 94087
drewk34939@aol.com
(408) 733-3739

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Shari Mackin \(bzshari@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:31:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Shari Mackin
1469 Moreno Street
Oceanside, CA 92054
bzshari@cox.net
(760) 439-0863

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Ann Thryft \(athryft@earthlink.net\)](mailto:athryft@earthlink.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:32:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Ann Thryft
15520 Big Basin Way
Boulder Creek, CA 95006
athryft@earthlink.net
(831) 338-8098

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [EDWARD STEPHENS \(edward.stephens72@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

EDWARD STEPHENS
5535 Canyonside Rd
Glendale, CA 91214
edward.stephens72@gmail.com
(626) 319-3903

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gary Goetz \(gag888@hotmail.com\) Sent You a Personal Message](mailto:gag888@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:33:27 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gary Goetz
935 Lighthouse Ave Apt 14
Pacific Grove, CA 93950
gag888@hotmail.com
(831) 920-1581

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Marylucia Arace \(maryarace@gmail.com\)](mailto:maryarace@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:33:23 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Marylucia Arace
3578 Pear Blossom Dr
Oceanside, CA 92057
maryarace@gmail.com
(714) 609-0122

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kristin Thompson \(kristinthompson@me.com\) Sent You a Personal Message](mailto:kristinthompson@me.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:33:57 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kristin Thompson
1932 Hummock Ln
Encinitas, CA 92024
kristinthompson@me.com
(619) 944-0460

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carol Patton \(carol.patton@comcast.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:33:55 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Carol Patton
321 Rugby Ave
Berkeley, CA 94708
carol.patton@comcast.net
(510) 526-6160

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Chuck Tribbey \(cltquest@gmail.com\) Sent You a Personal Message](mailto:cltquest@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:34:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Chuck Tribbey
1237 Vista Del Lago
San Luis Obispo, CA 93405
cltquest@gmail.com
(805) 441-7597

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Amy Strange \(ocstrange@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:34:39 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Amy Strange
24981 Salford St
Laguna Beach, CA 92653
ocstrange@gmail.com
(949) 842-8903

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [MARY BARTHOLOMAY \(mab9999@yahoo.com\)](mailto:mab9999@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:35:41 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

MARY BARTHOLOMAY
2121 Dartmouth St
Palo Alto, CA 94306
mab9999@yahoo.com
(650) 856-7990

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [dale riehart \(dale@dalerieshart.com\) Sent You a Personal Message](mailto:dale@dalerieshart.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:35:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

dale riehart
86 South Park St
San Francisco, CA 94107
dale@dalerieshart.com
(415) 786-3305

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Kuhle \(1kooljim@gmail.com\)](mailto:1kooljim@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:35:55 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Kuhle
4252 Fair Ave Unit 9
North Hollywood, CA 91602
1kooljim@gmail.com
(818) 269-8070

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kathryn Aveson \(kaveson@alumni.nd.edu\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:36:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Kathryn Aveson
140 Acacia Ave
San Bruno, CA 94066
kaveson@alumni.nd.edu
(510) 872-2292

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Nick Fowler \(nickfowler9@gmail.com\)](mailto:nickfowler9@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Nick Fowler
528 Rialto Ave Apt 1
Playa del Rey, CA 90291
nickfowler9@gmail.com
(323) 316-8108

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mark O'Connor \(mark@surfridersd.org\)](mailto:mark@surfridersd.org) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:38:08 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mark O'Connor
232 La Mesa Ave
Encinitas, CA 92024
mark@surfridersd.org
(760) 500-5631

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Daniel Dauhajre \(dauhajre@gmail.com\) Sent You a Personal Message](mailto:dauhajre@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:39:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Daniel Dauhajre
1434 SANTA MONICA BLVD
Santa Monica, CA 90404
dauhajre@gmail.com
(954) 648-8793

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Cindy Kuttner \(kuttner@suddenlink.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:39:19 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Cindy Kuttner
1740 Buttermilk Lane
Arcata, CA 95521
kuttner@suddenlink.net
(707) 822-7831

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Holly Hanson \(mrshanson15@gmail.com\) Sent You a Personal Message](mailto:mrshanson15@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:40:16 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Holly Hanson
20332 Tidepool Circle
HUNTINGTN BCH, CA 92646
mrshanson15@gmail.com
(714) 315-7979

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Marianne and Steve Shriver \(momshriver@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:40:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Marianne and Steve Shriver
21 W Pomegranate Rd
Palos Verdes Estates, CA 90275
momshriver@cox.net
(310) 897-1333

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Erica Reiner \(ericaleigh.reiner@gmail.com\) Sent You a Personal Message](mailto:ericaleigh.reiner@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:41:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Erica Reiner
1701 Ellsmere Ave
Los Angeles, CA 90019
ericaleigh.reiner@gmail.com
(714) 343-3742

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Shi Ne Nielson \(shinenielson7@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:42:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Shi Ne Nielson
5325 Cahuenga Blvd.
Los Angeles, CA 91601
shinenielson7@gmail.com
(818) 769-7927

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Melanie Balke \(ms.mbalke@gmail.com\)](mailto:ms.mbalke@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:42:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Melanie Balke
5005 Sawtelle Blvd
Culver City, CA 90230
ms.mbalke@gmail.com
(310) 310-4007

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Linda Miller \(lindapyle.miller@gmail.com\)](mailto:lindapyle.miller@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:42:28 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Linda Miller
1221 E 1st Street
Long Beach, CA 90802
lindapyle.miller@gmail.com
(609) 675-5175

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Guillaume Charron \(guillaumecharron@yahoo.fr\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:42:28 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Guillaume Charron
1670 Mount Vernon
San Jose, CA 95125
guillaumecharron@yahoo.fr
(408) 239-9345

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Brian Nett \(orthonett@yahoo.com\) Sent You a Personal Message](mailto:orthonett@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:58 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Brian Nett
123 Jasper St Spc 3
Encinitas, CA 92024
orthonett@yahoo.com
(480) 993-8177

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jacob McNevin \(poppanev@gmail.com\)](mailto:poppanev@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:44:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jacob McNevin
3226 Mandeville Canyon Rd
Los Angeles, CA 90049
poppanev@gmail.com
(310) 595-5907

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Dorer \(malibucountry@yahoo.com\) Sent You a Personal Message](mailto:Michael.Dorer@malibucountry@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:45:19 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Dorer
4869 Pardee Ave
Fremont, CA 94538
malibucountry@yahoo.com
(555) 555-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John Rizzi \(magictripp@sbcglobal.net\)](mailto:magictripp@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:45:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

John Rizzi
590 Nicasio Way
Soquel, CA 95073
magictripp@sbcglobal.net
(831) 471-8669

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [steve_barth \(steve_barth@globalbasecamps.com\) Sent You a Personal Message](mailto:steve_barth@globalbasecamps.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:45:57 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

steve barth
1426 Green Oak Rd
Vista, CA 92081
steve@globalbasecamps.com
(858) 699-5485

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Julian Husbands \(husbandsj@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:47:00 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Julian Husbands
2029 Via Aguila
San Clemente, CA 92673
husbandsj@yahoo.com
(310) 880-0655

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [lee.juskalian \(drbig@me.com\) Sent You a Personal Message](mailto:lee.juskalian@drbig@me.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:47:15 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

lee.juskalian
296 N Hope Ave Spc 14
Santa Barbara, CA 93110
drbig@me.com
(760) 944-0072

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Douglas McCormick \(mfiinsure@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:47:39 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Douglas McCormick
23602 Via Paloma
Portola Hills, CA 92679
mfiinsure@cox.net
(805) 278-9002

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dency Nelson \(dlN52@verizon.net\) Sent You a Personal Message](mailto:dlN52@verizon.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:48:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dency Nelson
2415 Silverstrand Ave
Hermosa Beach, CA 90254
dlN52@verizon.net
(310) 374-4543

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Juli Schulz \(julischulz@me.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:49:16 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Juli Schulz
2408 Ocean Ave
Playa del Rey, CA 90291
julischulz@me.com
(310) 351-1627

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Raymond Bonneau \(buzzbonneau@gmail.com\)](mailto:buzzbonneau@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:49:29 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Raymond Bonneau
59 Molimo Drive
San Francisco, CA 94127
buzzbonneau@gmail.com
(650) 269-0048

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Alisha Attella-Sevier \(alishaattella@gmail.com\)](mailto:alishaattella@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:57 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Alisha Attella-Sevier
535 Panama Ave
Long Beach, CA 90814
alishaattella@gmail.com
(562) 212-0706

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [LINDA LAHMANN \(limidesigngroup@gmail.com\) Sent You a Personal Message](mailto:limidesigngroup@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:50:29 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

LINDA LAHMANN
1286 University Ave # 837
San Diego, CA 92103
limidesigngroup@gmail.com
(619) 822-8180

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Gnull \(jjgnall@gmail.com\)](mailto:jjgnall@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:51:27 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Gnull
2508 Naples Ave
Playa del Rey, CA 90291
jjgnall@gmail.com
(301) 801-2463

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Patrick Reilly \(preilly7@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:53:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Patrick Reilly
3957 Marathon Street Los Angeles Ca
Los Angeles, CA 90029
preilly7@yahoo.com
(714) 313-2823

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Karin Ingwersen \(karining76@gmail.com\)](mailto:karining76@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:55:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Karin Ingwersen
12707 Venice Blvd.
Los Angeles, CA 90066
karining76@gmail.com
(904) 629-5207

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dan Esposito \(danjesposito@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:57:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dan Esposito
1510 N Rowell Ave
Manhattan Beach, CA 90266
danjesposito@yahoo.com
(310) 546-3737

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Scott Zambrano \(daveyscottoid@gmail.com\) Sent You a Personal Message](mailto:daveyscottoid@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:57:49 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Scott Zambrano
27725 Blossom Hill Rd
Laguna Beach, CA 92677
daveyscottoid@gmail.com
(949) 525-5537

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Karl Koessel \(karl.koessel@gmail.com\)](mailto:karl.koessel@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:58:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Karl Koessel
330 Myrtlewood Ln
McKinleyville, CA 95519
karl.koessel@gmail.com
(707) 382-9440

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Andrew Gonzales \(andrewr3488@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:58:49 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Andrew Gonzales
1866 E Farland St
Covina, CA 91724
andrewr3488@gmail.com
(626) 506-7915

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kevin Fistanic \(beastboy97@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:59:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kevin Fistanic
5000 Kelly St
Los Angeles, CA 90066
beastboy97@gmail.com
(310) 433-4503

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Grant Johnson \(kgrantjohnson13@gmail.com\)](mailto:kgrantjohnson13@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:59:47 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Grant Johnson
17431 Newland St
Huntington Beach, CA 92647
kgrantjohnson13@gmail.com
(714) 847-6295

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Aaron Bagheri \(aarba13@oakwoodstudent.org\) Sent You a Personal Message](mailto:aarba13@oakwoodstudent.org)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Aaron Bagheri
6520 El Colegio Rd Apt 2207
Santa Barbara, CA 93106
aarba13@oakwoodstudent.org
(408) 300-8974

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Courtney Avvampato \(courtneyavv@mac.com\) Sent You a Personal Message](mailto:courtneyavv@mac.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Courtney Avvampato
203 Douglas St
Petaluma, CA 94952
courtneyavv@mac.com
(619) 517-9956

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lynn Pepe \(lynnpepe@gmail.com\)](mailto:lynnpepe@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:02:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lynn Pepe
2054 Circle Drive
Hermosa Beach, CA 90254
lynnpepe@gmail.com
(310) 622-3512

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Holly Kiernan \(hkiernan@gmail.com\) Sent You a Personal Message](mailto:hkiernan@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:03:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Holly Kiernan
141 Arroyo Dr
Irvine, CA 92617
hkiernan@gmail.com
(925) 548-0068

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Vic DeAngelo \(phorum@me.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:04:28 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Vic DeAngelo
1731 Balboa St
San Francisco, CA 94121
phorum@me.com
(415) 364-8729

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Todd Darling \(tdarling2000@yahoo.com\)](mailto:tdarling2000@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:04:36 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Todd Darling
2206 Louella Ave
Playa del Rey, CA 90291
tdarling2000@yahoo.com
(310) 828-5662

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Darcy Skarada \(dskarada@gmail.com\)](mailto:dskarada@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:05:07 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Darcy Skarada
10976 Rosa Trl
Kelseyville, CA 95451
dskarada@gmail.com
(707) 928-1976

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Erin Kraus \(kraushouse@gmail.com\) Sent You a Personal Message](mailto:kraushouse@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:05:29 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Erin Kraus
2372 Sunset Dr
Ventura, CA 93001
kraushouse@gmail.com
(415) 412-2102

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jesse Bickley \(bickley.jesse@gmail.com\)](mailto:bickley.jesse@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:07:42 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jesse Bickley
2663 Montrose Pl
Santa Barbara, CA 93105
bickley.jesse@gmail.com
(805) 722-7634

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Clyde Hofflund \(chofflund@gmail.com\) Sent You a Personal Message](mailto:chofflund@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:10:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Clyde Hofflund
398 N Ashwood Ave
Ventura, CA 93003
chofflund@gmail.com
(805) 657-8571

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Clyde Hofflund \(chofflund@gmail.com\) Sent You a Personal Message](mailto:chofflund@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:10:10 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Clyde Hofflund
398 N Ashwood Ave
Ventura, CA 93003
chofflund@gmail.com
(805) 657-8571

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Scott Rapport \(scott@aluminatiboards.com\) Sent You a Personal Message](mailto:scott@aluminatiboards.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:11:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Scott Rapport
2480 Railroad St
Corona, CA 92880
scott@aluminatiboards.com
(714) 501-5082

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jeremiah Watkins \(jeremiah76johnson@gmail.com\)](mailto:jeremiah76johnson@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jeremiah Watkins
3676 Mentone Ave
Los Angeles, CA 90034
jeremiah76johnson@gmail.com
(310) 455-9904

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Steven Russell \(stevenwrussell@gmail.com\) Sent You a Personal Message](mailto:stevenwrussell@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:11:33 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Steven Russell
104 Oakwood Dr
Redwood City, CA 94061
stevenwrussell@gmail.com
(650) 995-6379

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Robin Gregory \(robinsgregory@comcast.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:12:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Robin Gregory
25170 Randall Way
Carmel-by-the-Sea, CA 93923
robinsgregory@comcast.net
(831) 594-5551

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Spencer Harris \(spencer.taxcounseling@gmail.com\)](mailto:spencer.taxcounseling@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:13:07 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Spencer Harris
5050 Mesa Ter
La Mesa, CA 91941
spencer.taxcounseling@gmail.com
(858) 277-3282

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matthew West \(matt@halftongorilla.com\) Sent You a Personal Message](mailto:matt@halftongorilla.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:13:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matthew West
12552 Rubens Ave
Los Angeles, CA 90066
matt@halftongorilla.com
(323) 251-1255

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [J. Barry Gurdin \(gurdin@hotmail.com\)](mailto:gurdin@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:14:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

J. Barry Gurdin
247 Ortega St
San Francisco, CA 94122
gurdin@hotmail.com
(415) 759-1846

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mary Tilton \(marytilton@cox.net\) Sent You a Personal Message](mailto:marytilton@cox.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:15:45 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mary Tilton
26452 Via California
Dana Point, CA 92624
marytilton@cox.net
(949) 496-7918

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Laurie Headrick \(lash37@gmail.com\) Sent You a Personal Message](mailto:lash37@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:15:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Laurie Headrick
2837 Penasco
San Clemente, CA 92673
lash37@gmail.com
(949) 492-5020

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Wayne Christopher \(dorway@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:16:17 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Wayne Christopher
1371 Hacienda Dr.
El Cajon, CA 92020
dorway@cox.net
(619) 448-0868

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Susan Davenport \(suedcpa@hotmail.com\)](mailto:suedcpa@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:16:17 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Susan Davenport
1906 Rory Ln Unit 1
Santa Susana, CA 93063
suedcpa@hotmail.com
(805) 555-5556

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John Peterson \(winsurfa@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:17:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

John Peterson
1275 Danmann Ave
Pacifica, CA 94044
winsurfa@gmail.com
(415) 531-5616

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Laurence Altobell III \(laure19@gmail.com\) Sent You a Personal Message](mailto:laure19@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:17 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Laurence Altobell III
12944 Candela Pl
San Diego, CA 92130
laure19@gmail.com
(858) 722-6867

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Sally Castiglia \(scastiglia@roadrunner.com\)](mailto:scastiglia@roadrunner.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:17:21 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Sally Castiglia
14037 Calvert St
Los Angeles, CA 91401
scastiglia@roadrunner.com
(818) 787-1866

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Julien \(michaeljulien@gmail.com\) Sent You a Personal Message](mailto:michaeljulien@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:17:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Julien
6717 Limonite Ct.
La Costa, CA 92009
michaeljulien@gmail.com
(619) 301-0755

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Arline Thomas \(arlinefrances8@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:18:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Arline Thomas
7225 Bodega Ave
Sebastopol, CA 95472
arlinefrances8@gmail.com
(707) 235-9403

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Betsy Asmus \(beth.asmus@gmail.com\)](mailto:beth.asmus@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:19:51 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Betsy Asmus
3218 Fennel Ln
San Luis Obispo, CA 93401
beth.asmus@gmail.com
(805) 709-2683

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Anthony Mayfield \(hapaboyz@msn.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:19:58 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Anthony Mayfield
775 W 29th St
San Pedro, CA 90731
hapaboyz@msn.com
(310) 462-7631

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Judy Hartmann \(j.hartmann@sbcglobal.net\)](mailto:j.hartmann@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:20:36 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Judy Hartmann
2715 Vancouver Ave
Ventura, CA 93003
j.hartmann@sbcglobal.net
(805) 404-2233

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Catherine Ridder \(caridder2@gmail.com\)](mailto:caridder2@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:23:03 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Catherine Ridder
3091 Lake Ave
Altadena, CA 91001
caridder2@gmail.com
(626) 793-7520

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Steven Eppstein \(sweppstein@gmail.com\)](mailto:sweppstein@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:25:19 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Steven Eppstein
8471 Basin Cir
HUNTINGTN BCH, CA 92646
sweppstein@gmail.com
(714) 274-5099

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jamie Owens \(jamie.stack3@gmail.com\)](mailto:jamie.stack3@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:31:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jamie Owens
3022 Russell St
San Diego, CA 92106
jamie.stack3@gmail.com
(860) 550-1661

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gretchen Hoover Anderson \(ghooversf@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:31:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gretchen Hoover Anderson
5125 Geary Blvd Apt 7
San Francisco, CA 94118
ghooversf@gmail.com
(415) 948-5229

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Aaron Guo \(aaronguo213@gmail.com\)](mailto:aaronguo213@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:32 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Aaron Guo
2912 Paseo Del Mar
Rolling Hills, CA 90274
aaronguo213@gmail.com
(310) 735-2326

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [David Wexler \(dswexler@hotmail.com\) Sent You a Personal Message](mailto:dswexler@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:32:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

David Wexler
147 Golden Hind Psge
Corte Madera, CA 94925
dswexler@hotmail.com
(415) 806-4462

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [c.s.\(csoragha@hotmail.com\)](mailto:c.s.(csoragha@hotmail.com)) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:32:47 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

C S
4538 Saratoga Ave
San Diego, CA 92107
csoragha@hotmail.com
(619) 234-5678

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Amanda Johnston \(amandajohnston07@gmail.com\)](mailto:amandajohnston07@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:33:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Amanda Johnston
202 30th St Unit B
Newport Beach, CA 92663
amandajohnston07@gmail.com
(503) 703-5796

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Marc Desbans \(marc@desbans.com\) Sent You a Personal Message](mailto:marc@desbans.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:34:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Marc Desbans
6 Halley
Irvine, CA 92603
marc@desbans.com
(949) 509-1048

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [sharon.mulkey \(skhite1@hotmail.com\) Sent You a Personal Message](mailto:sharon.mulkey@skhite1@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:35:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

sharon mulkey
2550 Cienaga St Spc 45
Oceano, CA 93445
skhite1@hotmail.com
(805) 904-6204

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matthew Glibbery \(matthew.glibbery@gmail.com\)](mailto:matthew.glibbery@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:36:39 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matthew Glibbery
1432 Funston Ave
San Francisco, CA 94122
matthew.glibbery@gmail.com
(650) 518-6164

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Patty Barnett \(wpcmt2@gmail.com\) Sent You a Personal Message](mailto:wpcmt2@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:37:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Patty Barnett
PO Box 7
El Verano, CA 95433
wpcmt2@gmail.com
(847) 438-1092

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Alice Polesky \(askalice@pacbell.net\)](mailto:askalice@pacbell.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:39:29 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Alice Polesky
890 Kansas St
San Francisco, CA 94107
askalice@pacbell.net
(415) 824-0734

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rebecca Hartley \(rebecca7hartley@gmail.com\) Sent You a Personal Message](mailto:rebecca7hartley@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:39:54 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rebecca Hartley
2808 Morcom Ave
Oakland, CA 94619
rebecca7hartley@gmail.com
(971) 404-8304

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Renee Hantke \(adognamedtilly@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:40:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Renee Hantke
300 Arnett St
Crescent City, CA 95531
adognamedtilly@gmail.com
(707) 951-6489

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Moto Nakanishi \(daygostyle@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Moto Nakanishi
4359 Louisiana St
San Diego, CA 92104
daygostyle@gmail.com
(858) 337-7313

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dan Grimes \(mv2asu2000@aol.com\)](mailto:mv2asu2000@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:41:20 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dan Grimes
945 Chalcedony St Apt 7
San Diego, CA 92109
mv2asu2000@aol.com
(605) 755-7578

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Evangeline Kidd \(evangeline.airth@gmail.com\) Sent You a Personal Message](mailto:evangeline.airth@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:45:17 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Evangeline Kidd
5075 Saratoga Ave
San Diego, CA 92107
evangeline.airth@gmail.com
(949) 375-4848

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [David Go \(davidgo@cruzio.com\) Sent You a Personal Message](mailto:davidgo@cruzio.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:47:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

David Go
307 Wanzer St
Santa Cruz, CA 95060
davidgo@cruzio.com
(831) 216-6127

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Karla Devine \(kjdevine99@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:48:05 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Karla Devine
1406 11th St
Manhattan Beach, CA 90266
kjdevine99@yahoo.com
(310) 937-9722

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gloria Merriam \(ghmerriam@me.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:48:49 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gloria Merriam
3135 Avenida Olmeda
La Costa, CA 92009
ghmerriam@me.com
(760) 539-7295

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Camille Gilbert \(camillegilbert@aol.com\)](mailto:camillegilbert@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:49:33 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Camille Gilbert
1923 San Andres St
Santa Barbara, CA 93101
camillegilbert@aol.com
(805) 687-2478

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Elizabeth Levy \(bethy0543@att.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:50:20 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Elizabeth Levy
5815 Bernhard Ave Lowr Level
Richmond, CA 94805
bethy0543@att.net
(510) 555-1212

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rich Moser \(rich@transcendentalastrology.com\)](mailto:rich@transcendentalastrology.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:51:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rich Moser
659 Mayrum St
Santa Barbara, CA 93111
rich@transcendentalastrology.com
(805) 845-4805

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Armando A. Garcia \(mondopwr@aim.com\)](mailto:mondopwr@aim.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:52:48 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Armando A. Garcia
946 Whimbrel Way
Perris, CA 92571
mondopwr@aim.com
(562) 688-2800

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jonathan Berger \(venturans@mindspring.com\)](mailto:venturans@mindspring.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:53:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jonathan Berger
1057 Barber Ln
Ventura, CA 93003
venturans@mindspring.com
(805) 620-2833

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Todd Fisk \(toddf99@yahoo.com\) Sent You a Personal Message](mailto:toddf99@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:47 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Todd Fisk
10956 Caminito Cuesta
San Diego, CA 92131
toddf99@yahoo.com
(858) 578-8119

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dorris Escobar \(kescobar22@icloud.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:59:06 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dorris Escobar
1032 Hartford
Cambria, CA 93428
kescobar22@icloud.com
(805) 203-5636

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kenneth Nitta \(ksnitta@aol.com\)](mailto:ksnitta@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:01:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kenneth Nitta
5032 Alcorn Ln
Irvine, CA 92603
ksnitta@aol.com
(949) 394-8744

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joseph Buhowsky \(jbuhowsky@sbcglobal.net\) Sent You a Personal Message](mailto:jbuhowsky@sbcglobal.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:03:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joseph Buhowsky
83 Tahoe Court
San Ramon, CA 94582
jbuhowsky@sbcglobal.net
(925) 555-1212

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jessica Norris \(jessicajade@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:04:51 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jessica Norris
PO Box 476
Mendocino, CA 95460
jessicajade@hotmail.com
(707) 357-4810

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kenneth Brusic \(kbrusic@gmail.com\) Sent You a Personal Message](mailto:kbrusic@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:09:26 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kenneth Brusic
1829 Port Sheffield Pl.
Newport Beach, CA 92660
kbrusic@gmail.com
(949) 640-6023

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Katherine O'Dea \(katherine@saveourshores.org\) Sent You a Personal Message](mailto:katherine@saveourshores.org)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:09:35 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Katherine O'Dea
345 Lake Ave Ste A
Santa Cruz, CA 95062
katherine@saveourshores.org
(401) 640-8213

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carolita McGee \(lbr8.anmlz@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:10:22 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Carolita McGee
565 Village Drive
Carlsbad, CA 92008
lbr8.anmlz@yahoo.com
(760) 473-1111

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jim Kenney \(jimkenney3@sbcglobal.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:12:44 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jim Kenney
680 Heligan Ln Unit 4
Livermore, CA 94551
jimkenney3@sbcglobal.net
(925) 980-7702

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Thomas Devlin \(tomdevlin@sbcglobal.net\) Sent You a Personal Message](mailto:tomdevlin@sbcglobal.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:13:57 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Thomas Devlin
4337 Hortensia St
San Diego, CA 92103
tomdevlin@sbcglobal.net
(619) 296-7116

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Bob Hauer \(bhauerplumbing@hotmail.com\)](mailto:bhauerplumbing@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:17:05 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bob Hauer
4633 Bancroft St Apt 5
San Diego, CA 92116
bhauerplumbing@hotmail.com
(619) 200-6129

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [julie.wartell \(julie@pubquest.com\) Sent You a Personal Message](mailto:julie.wartell@pubquest.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:44 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

julie wartell
1076 Opal St Unit 3
San Diego, CA 92109
julie@pubquest.com
(858) 204-3887

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Douglas Foster \(dmfsurf@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:18:10 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Douglas Foster
36 Paseo Torcido
CORRAL DE TIE, CA 93908
dmfsurf@gmail.com
(831) 320-7548

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jacqueline Wells \(jacquelinwells@sbcglobal.net\)](mailto:jacquelinwells@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:19:09 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jacqueline Wells
3917 Black Bird Way
Hidden Hills, CA 91302
jacquelinwells@sbcglobal.net
(818) 991-0887

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Patrick Dodd \(pidodd@yahoo.com\) Sent You a Personal Message](mailto:pidodd@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:21:32 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Patrick Dodd
135 Clover Springs Dr
Cloverdale, CA 95425
pidodd@yahoo.com
(707) 894-9559

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Scott Henderson \(scottjhend@yahoo.com\)](mailto:scottjhend@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:23:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Scott Henderson
4190 Keystone Ave
Culver City, CA 90232
scottjhend@yahoo.com
(310) 877-8554

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Judith S Anderson \(jskanderson@earthlink.net\)](mailto:jskanderson@earthlink.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:24:31 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Judith S Anderson
3621 Gundry Ave
Long Beach, CA 90807
jskanderson@earthlink.net
(562) 426-8874

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Diane Krell-Bates \(diane_krellbates@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:24:28 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Diane Krell-Bates
9115 Judicial Drive
San Diego, CA 92122
diane_krellbates@yahoo.com
(858) 555-1234

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tracy Gibbons \(tracy@coastwiseconsulting.com\)](mailto:tracy@coastwiseconsulting.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:26:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tracy Gibbons
1665 Clay Dr
Los Altos, CA 94024
tracy@coastwiseconsulting.com
(650) 969-5533

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Sally Barron \(sb2099@mac.com\)](mailto:sb2099@mac.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:30:26 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Sally Barron
1085 Eastman Way
Laguna Beach, CA 92651
sb2099@mac.com
(949) 497-2343

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Rotcher \(michaelrotcher@hotmail.com\) Sent You a Personal Message](mailto:michaelrotcher@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:30:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Rotcher
24542 Tarazona
Mission Viejo, CA 92692
michaelrotcher@hotmail.com
(949) 951-6811

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jason Carroll \(carroll_jason@icloud.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:33:03 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jason Carroll
881 Paseo Tosamar
SANTA ROSA VA, CA 93012
carroll_jason@icloud.com
(805) 300-5721

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Victor Carmichael \(vcarmichael@comcast.net\) Sent You a Personal Message](mailto:vcarmichael@comcast.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:42 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Victor Carmichael
5005 Palmetto Ave 55
Pacifica, CA 94044
vcarmichael@comcast.net
(650) 991-7349

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mark Faughn \(mfaughn@sti.net\)](mailto:mfaughn@sti.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:46:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mark Faughn
50889 Road 426 Spc 15
Oakhurst, CA 93644
mfaughn@sti.net
(559) 760-7005

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Cameron Catanzano \(cameroncatanzano@yahoo.com\) Sent You a Personal Message](mailto:cameroncatanzano@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:47:32 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Cameron Catanzano
3900 Lomaland Dr
San Diego, CA 92106
cameroncatanzano@yahoo.com
(949) 573-1959

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Seth Wilson \(wilson.5@suddenlink.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:48:58 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Seth Wilson
1999 Upper Bay Rd
Arcata, CA 95521
wilson.5@suddenlink.net
(707) 382-1794

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Elaine Benjamin \(ebalpine@flash.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:49:33 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Elaine Benjamin
2627 Eltinge Dr
Alpine, CA 91901
ebalpine@flash.net
(619) 445-2764

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Erlinda Cortez \(erlinda_cortez7@msn.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:51:03 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Erlinda Cortez
4649 Falcon Ave
Long Beach, CA 90807
erlinda_cortez7@msn.com
(562) 492-9401

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Susan Carnevale \(esc_rob@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:54:09 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Susan Carnevale
3647 Caminito Carmel Lndg
San Diego, CA 92130
esc_rob@yahoo.com
(858) 481-1657

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Thomas Nulty \(tnultyjr@yahoo.com\) Sent You a Personal Message](mailto:tnultyjr@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:54:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Thomas Nulty
34555 Casitas Pl
MONARCH BAY, CA 92629
tnultyjr@yahoo.com
(949) 488-3780

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Deanna Buhr \(dmbuhr@sbcglobal.net\)](mailto:dmbuhr@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 4:57:32 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Deanna Buhr
16314 Summer Sage Rd
Poway, CA 92064
dmbuhr@sbcglobal.net
(858) 487-8743

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Margaret Goodale \(margstan@sbcglobal.net\)](mailto:margstan@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:00:22 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Margaret Goodale
1135 Palou Dr
Pacifica, CA 94044
margstan@sbcglobal.net
(650) 355-9654

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Nancy Gutierrez \(lilgutz11@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:00:16 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Nancy Gutierrez
45825 Abronia Trl
Palm Desert, CA 92260
lilgutz11@aol.com
(760) 641-6997

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Thelo Aiken \(theloaiken@gmail.com\) Sent You a Personal Message](mailto:theloaiken@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Thelo Aiken
1542 48th ave.
San Francisco, CA 94122
theloaiken@gmail.com
(831) 295-1376

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Don Schwartz \(tempdhs@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:10:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Don Schwartz
26 Skylark Dr Apt 1
Larkspur, CA 94939
tempdhs@yahoo.com
(415) 497-3744

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tom Hazelleaf \(cheapcruiser2003@yahoo.com\)](mailto:cheapcruiser2003@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:17:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tom Hazelleaf
4656 Fir Ave
Seal Beach, CA 90740
cheapcruiser2003@yahoo.com
(562) 430-6237

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mary F Platter-rieger \(mfpjrieger@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:25:35 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mary F Platter-rieger
2104 Crenshaw St
San Diego, CA 92105
mfpjrieger@cox.net
(619) 263-2712

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joseph Shulman \(jhshulman1@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:27:08 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joseph Shulman
6249 Romo St
San Diego, CA 92115
jhshulman1@cox.net
(619) 286-7754

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Susan Randerson \(rrande@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:37:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Susan Randerson
831 Golden Park Ave
San Diego, CA 92106
rrande@cox.net
(619) 222-4063

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jason Riney \(jasonsurfs247@yahoo.com\)](mailto:jasonsurfs247@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:38:49 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jason Riney
3475 Paseo De Brisas Unit 44
Oceanside, CA 92056
jasonsurfs247@yahoo.com
(310) 755-8856

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Conner Sima \(connsima@hotmail.com\) Sent You a Personal Message](mailto:connsima@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:41:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Conner Sima
3857, Orillas Way
Atascadero, CA 93422
connsima@hotmail.com
(805) 423-6930

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Cunningham \(faunmac@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:41:59 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Cunningham
233 Avenida Aragon #A
San Clemente, CA 92672
faunmac@cox.net
(949) 492-5514

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [nicholas lenchner \(airbat@pacbell.net\) Sent You a Personal Message](mailto:nicholas.lenchner@pacbell.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:52:05 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

nicholas lenchner
1324 Cashew Rd
Larkfield-Wikiup, CA 95403
airbat@pacbell.net
(717) 545-3690

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [barbara_scheinman \(bks@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:55:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

barbara_scheinman
22862 Orense
Mission Viejo, CA 92691
bks@cox.net
(949) 586-5898

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carly Kupka \(kupkacarly@gmail.com\)](mailto:kupkacarly@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:58:56 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Carly Kupka
9515 Genesee Ave Apt 120
San Diego, CA 92121
kupkacarly@gmail.com
(541) 953-1484

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Barbara Aguado \(mombolady@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:56:32 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Barbara Aguado
5433 Redding Road
San Diego, CA 92115
mombolady@aol.com
(619) 405-8071

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [GARY JONES \(garytjones@sbcglobal.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:03:42 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

GARY JONES
2275 Huntington Dr
Pasadena, CA 91108
garytjones@sbcglobal.net
(555) 555-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christina Babst \(seamusminnie@hotmail.com\) Sent You a Personal Message](mailto:seamusminnie@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:04:22 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christina Babst
728 N Doheny Dr
West Hollywood, CA 90069
seamusminnie@hotmail.com
(310) 274-2963

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rob and Carol Edwards \(oceanminded@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:10:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rob and Carol Edwards
1116 Las Posas
San Clemente, CA 92673
oceanminded@cox.net
(949) 338-5945

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Pam Morarre \(elvnfrnd@live.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:10:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Pam Morarre
1170 El Monte Dr
Simi Valley, CA 93065
elvnfrnd@live.com
(805) 581-1145

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Cyndi ringoot \(cyndiri@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:16:31 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Cyndi ringoot
10239 daybreak lane
Santee, CA 92071
cyndiri@yahoo.com
(619) 312-0047

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jennifer Reinish \(jennie@tidepoolpictures.com\) Sent You a Personal Message](mailto:jennie@tidepoolpictures.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:28:18 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jennifer Reinish
4558 Oak Glen Dr Unit F
Santa Barbara, CA 93110
jennie@tidepoolpictures.com
(805) 965-2929

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gilad Lumer \(giladlumer@gmail.com\) Sent You a Personal Message](mailto:giladlumer@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:33:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gilad Lumer
27 Ironsides St Apt F
Marina del Rey, CA 90292
giladlumer@gmail.com
(310) 508-7579

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [joanne katzen \(jokat9@hotmail.com\)](mailto:jokat9@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:35:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

joanne katzen
106 Siesta Ct
Aptos, CA 95003
jokat9@hotmail.com
(831) 786-1310

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Ryan Vaughn \(rkvaughn@gmail.com\)](mailto:rkvaughn@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:40:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Ryan Vaughn
PO Box 4415
Carlsbad, CA 92018
rkvaughn@gmail.com
(415) 420-5350

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Pamela Wellner \(pwellner@getupstandup.net\) Sent You a Personal Message](mailto:pwellner@getupstandup.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:00 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Pamela Wellner
1009 De Haro St
San Francisco, CA 94107
pwellner@getupstandup.net
(415) 730-0105

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Amy Jo Deguzis \(amyjodeguzis@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:10 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Amy Jo Deguzis
3409 Pearl St
Santa Monica, CA 90405
amyjodeguzis@yahoo.com
(612) 940-2244

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tom Villanueva \(tom.villanueva@sbcglobal.net\)](mailto:tom.villanueva@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:42:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tom Villanueva
1844 Autumn Pl
Encinitas, CA 92024
tom.villanueva@sbcglobal.net
(619) 922-8668

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tom Villanueva \(tom.villanueva@sbcglobal.net\)](mailto:tom.villanueva@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:42:40 PM

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Sincerely,

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Tom Villanueva
1844 Autumn Pl
Encinitas, CA 92024
tom.villanueva@sbcglobal.net
(619) 922-8668

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Nancy Smith \(nancyasmith@hotmail.com\)](mailto:nancyasmith@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:48:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Nancy Smith
1507 7th St # 170
Santa Monica, CA 90401
nancyasmith@hotmail.com
(310) 717-1889

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Marco Aguilera \(marcoaguilera@hotmail.com\) Sent You a Personal Message](mailto:marcoaguilera@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:48:38 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Marco Aguilera
2633 Ocean Street
Carlsbad, CA 92008
marcoaguilera@hotmail.com
(760) 845-8484

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Anne Kobayashi \(annekobayashi@yahoo.com\)](mailto:annekobayashi@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:48:49 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Anne Kobayashi
5235 Fiore Ter Apt C404
San Diego, CA 92122
annekobayashi@yahoo.com
(917) 969-3383

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Anne Kobayashi \(annekobayashi@yahoo.com\)](mailto:annekobayashi@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:48:49 PM

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Sincerely,

Sincerely,

Anne Kobayashi
5235 Fiore Ter Apt C404
San Diego, CA 92122
annekobayashi@yahoo.com
(917) 969-3383

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [julia ulrich \(djsulrich@sbcglobal.net\)](mailto:djsulrich@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 6:56:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

julia ulrich
4672 Regis Dr
Tracy, CA 95377
djsulrich@sbcglobal.net
(209) 839-6879

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [wendy oakes \(wendyjoakes@aol.com\)](mailto:wendyjoakes@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:06:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

wendy oakes
1868 page street
San Francisco, CA 94117
wendyjoakes@aol.com
(415) 205-5867

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Glen Frank \(gfrank3021@yahoo.com\)](mailto:gfrank3021@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:10:54 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Glen Frank
257 Brentwood St
Costa Mesa, CA 92627
gfrank3021@yahoo.com
(714) 290-0773

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [renee klein \(renee_klein@hotmail.com\)](mailto:renee_klein@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:16:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

renee klein
4732 la villa marina
Marina del Rey, CA 90292
renee_klein@hotmail.com
(310) 827-1505

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Connolly \(jconnolly@csuchico.edu\)](mailto:jconnolly@csuchico.edu) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Connolly
1286 Glenn Haven Dr
Chico, CA 95926
jconnolly@csuchico.edu
(530) 342-8005

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [renee klein \(renee_klein@hotmail.com\)](mailto:renee_klein@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:16:56 PM

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Sincerely,

Sincerely,

renee klein
4732 la villa marina
Marina del Rey, CA 90292
renee_klein@hotmail.com
(310) 827-1505

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Tomczyszyn \(mtomczyszyn@hotmail.com\) Sent You a Personal Message](mailto:mtomczyszyn@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:19:28 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Tomczyszyn
243 Ramsell St
San Francisco, CA 94132
mtomczyszyn@hotmail.com
(415) 452-8295

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Ms. Liliith \(ladycat76@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:19:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Ms. Liliith
3060 Channel Dr Apt 8
Ventura, CA 93003
ladycat76@hotmail.com
(805) 658-1741

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Phil Rockey \(philrockey@hotmail.com\)](mailto:philrockey@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:21:43 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Phil Rockey
112 Fife Ln
Aptos, CA 95003
philrockey@hotmail.com
(831) 428-3241

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Roy Dilekoglu \(roydilekoglu@gmail.com\)](mailto:roydilekoglu@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:47:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Roy Dilekoglu
3121 Ruth Elaine Drive
Rossmoor, CA 90720
roydilekoglu@gmail.com
(562) 599-9539

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Becca Wilson \(becwilson93@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:48:51 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Becca Wilson
410 Huntington St
Huntington Beach, CA 92648
becwilson93@yahoo.com
(714) 878-6642

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jasha Stanberry \(jasha@studioluminous.net\) Sent You a Personal Message](mailto:jasha@studioluminous.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 7:54:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jasha Stanberry
1187 COAST VILLAGE RD
Montecito, CA 93108
jasha@studioluminous.net
(726) 547-2737

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Walt Von Hauffe \(flickflackmb@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:01:29 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Walt Von Hauffe
PO Box 322
Moss Beach, CA 94038
flickflackmb@aol.com
(415) 260-0673

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christopher Lish \(lishchris@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:05:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christopher Lish
1004 Los Gamos Road Apt. D
San Rafael, CA 94903
lishchris@yahoo.com
(415) 785-8914

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kellyn Timmerman \(kgtimmerman7176@msn.com\)](mailto:kgtimmerman7176@msn.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:09:17 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kellyn Timmerman
1357 Caminito Gabaldon Unit D
San Diego, CA 92108
kgtimmerman7176@msn.com
(619) 296-5546

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dante Fattoruso \(dante8@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:21 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dante Fattoruso
7280 hillside ave
West Hollywood, CA 90046
dante8@gmail.com
(646) 217-1211

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kristin Womack \(kristinwomack@yahoo.com\) Sent You a Personal Message](mailto:kristinwomack@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:22:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kristin Womack
396 San Francisco Blvd
San Anselmo, CA 94960
kristinwomack@yahoo.com
(415) 456-5267

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [L. Adams \(lzlddy@att.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:22:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

L. Adams
28421 Cerveza Ct
Escondido, CA 92026
lzlddy@att.net
(760) 749-5279

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Loren Quaglieri \(lquaglieri@barrelbag.org\) Sent You a Personal Message](mailto:lquaglieri@barrelbag.org)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:25:05 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Loren Quaglieri
906 Vernal Ave
Mill Valley, CA 94941
lquaglieri@barrelbag.org
(415) 720-0093

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lynda Aubrey \(Isaubrey@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:31:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lynda Aubrey
PO Box 126
Elk, CA 95432
Isaubrey@yahoo.com
(707) 877-1186

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Steve Corwin \(steve.corwin@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:33:35 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Steve Corwin
1119 Loma Vista Way
Vista, CA 92084
steve.corwin@cox.net
(858) 790-2205

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christopher Pincetich \(capincetich@yahoo.com\) Sent You a Personal Message](mailto:capincetich@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:37:20 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christopher Pincetich
PO Box 721
Point Reyes Station, CA 94956
capincetich@yahoo.com
(415) 663-8428

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Elizabeth Char \(mulanchar@hotmail.com\)](mailto:mulanchar@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:49:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Elizabeth Char
2342 Tulare Ave
El Cerrito, CA 94530
mulanchar@hotmail.com
(415) 370-9119

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Barnes \(mike_barnessd@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 8:54:41 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Barnes
1313 Gull Ct
Carlsbad, CA 92011
mike_barnessd@yahoo.com
(760) 602-9470

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [cheryl auger \(augerca@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 9:10:26 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

cheryl auger
1211 Romney Way
Pasadena, CA 91105
augerca@yahoo.com
(626) 590-9482

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lisa Segnitz \(lisasegnitz@hotmail.com\) Sent You a Personal Message](mailto:lisasegnitz@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 9:15:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lisa Segnitz
118 Sherman St
Santa Cruz, CA 95060
lisasegnitz@hotmail.com
(831) 818-0313

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Andrea Antony \(andrea.antony.33@gmail.com\) Sent You a Personal Message](mailto:andrea.antony.33@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:18 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Andrea Antony
4530 E 4th St
Long Beach, CA 90814
andrea.antony.33@gmail.com
(310) 895-0234

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Laura Mchugh \(lolamch@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 9:27:35 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Laura Mchugh
1009 Torumaline
San Diego, CA 92109
lolamch@yahoo.com
(415) 846-2143

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joe Geever \(geeverjoe@gmail.com\)](mailto:geeverjoe@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 9:28:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joe Geever
PO Box 41033
Long Beach, CA 90853
geeverjoe@gmail.com
(949) 636-8426

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Libby Knapp \(lknapp10872@att.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 9:41:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Libby Knapp
2813 Via Clarez
Carlsbad, CA 92010
lknapp10872@att.net
(619) 913-4000

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Provenzano \(jjpro@roadrunner.com\)](mailto:jjpro@roadrunner.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:00:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Provenzano
3438 Merrimac Rd
Los Angeles, CA 90049
jjpro@roadrunner.com
(310) 472-8633

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Andre McCloskey \(andremccloskey@gmail.com\)](mailto:andremccloskey@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:04:45 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Andre McCloskey
12254 Darlington Ave
Los Angeles, CA 90049
andremccloskey@gmail.com
(860) 694-8108

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Graham Hamilton \(ghamilton@la.surfrider.org\)](mailto:ghamilton@la.surfrider.org) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:11:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Graham Hamilton
2041 Euclid St Apt 10
Santa Monica, CA 90405
ghamilton@la.surfrider.org
(323) 490-0985

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tina Brenza \(tbrenza@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:12:41 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tina Brenza
6012 Paseo Palmilla
Santa Barbara, CA 93117
tbrenza@hotmail.com
(815) 621-1021

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Deb Castellana \(deb.castellana@gmail.com\)](mailto:deb.castellana@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:14:01 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Deb Castellana
529 Western Dr
Richmond, CA 94801
deb.castellana@gmail.com
(510) 499-5357

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Theodore Reckas \(treckas@gmail.com\)](mailto:treckas@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:17:06 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Theodore Reckas
22281 3rd Ave
Laguna Beach, CA 92651
treckas@gmail.com
(805) 901-1426

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carlos Echevarria \(brooklynboyj20@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:19:19 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Carlos Echevarria
5301 W Goldenwood Dr
Inglewood, CA 90302
brooklynboyj20@aol.com
(310) 616-6740

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jamie Le \(jledent43@gmail.com\) Sent You a Personal Message](mailto:jledent43@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jamie Le
1424 Sherman St # B
Alameda, CA 94501
jledent43@gmail.com
(619) 957-6489

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lauri Kriva \(krivadercci@icloud.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:27:39 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lauri Kriva
5997 Cuesta Verde
Santa Barbara, CA 93117
krivadercci@icloud.com
(978) 918-2198

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kate Ague \(kateague@earthlink.net\) Sent You a Personal Message](mailto:kateague@earthlink.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 10:59:43 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kate Ague
491 Sherwood Way
West Menlo Park, CA 94025
kateague@earthlink.net
(650) 322-1717

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Michael "Mike" Henderson \(mhenderson13@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:00:27 PM

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Sincerely,

Sincerely,

James Michael "Mike" Henderson
55 Broad St Apt 252
San Luis Obispo, CA 93405
mhenderson13@gmail.com
(858) 271-1385

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michelle Sonnenfeldt \(thing1n2@sbcglobal.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:06:43 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Michelle Sonnenfeldt
1448 Cortez Avenue
Hillsborough, CA 94010
thing1n2@sbcglobal.net
(650) 347-8995

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Julie Sanford \(jksanford@sbcglobal.net\)](mailto:jksanford@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:09:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Julie Sanford
15418 Gault St
Los Angeles, CA 91406
jksanford@sbcglobal.net
(818) 943-5481

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michelle Sonnenfeldt \(thing1n2@sbcglobal.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:11:20 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Michelle Sonnenfeldt
1448 Cortez Avenue
Hillsborough, CA 94010
thing1n2@sbcglobal.net
(650) 347-8995

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matthew Jackowski \(mattjack@gmail.com\) Sent You a Personal Message](mailto:mattjack@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:11:58 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matthew Jackowski
360 Chestnut Ave Apt 1
Carlsbad, CA 92008
mattjack@gmail.com
(310) 388-7215

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carmen Dello Buono \(cdellob@att.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:27:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Carmen Dello Buono
5770 Winfield Blvd Spc 166
San Jose, CA 95123
cdellob@att.net
(408) 225-7096

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Richie Masino \(richie4053@me.com\) Sent You a Personal Message](mailto:richie4053@me.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:28:20 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Richie Masino
685 Rimini Rd
Del Mar, CA 92014
richie4053@me.com
(858) 342-1574

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [cathy O'Leary Carey \(cathycaper@sbcglobal.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:30:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

cathy O'Leary Carey
17696 Cumana Ter
San Diego, CA 92128
cathycaper@sbcglobal.net
(858) 385-0419

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Olia Bolotina \(oliab34@gmail.com\)](mailto:oliab34@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:39 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Olia Bolotina
11801 Courtleigh Dr
Los Angeles, CA 90066
oliab34@gmail.com
(301) 802-6952

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mark Ricci \(markricci13@yahoo.com\) Sent You a Personal Message](mailto:markricci13@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:38:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mark Ricci
PO Box 972
Point Arena, CA 95468
markricci13@yahoo.com
(707) 882-3454

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jann Johnson \(jannjohnson@icloud.com\)](mailto:jannjohnson@icloud.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 11:44:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jann Johnson
301 2nd St
Sausalito, CA 94965
jannjohnson@icloud.com
(415) 332-2216

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jennifer Pham \(jpham1004@gmail.com\)](mailto:jpham1004@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:00:39 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jennifer Pham
426 Oberle Pl
Placentia, CA 92870
jpham1004@gmail.com
(714) 524-3510

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John Fischle \(jfischle2001@yahoo.com\)](mailto:jfischle2001@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:05:04 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

John Fischle
32921 Barque Way
MONARCH BAY, CA 92629
jfischle2001@yahoo.com
(949) 218-9947

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kathy Kosinski \(kmmk@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:07:44 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kathy Kosinski
112 N La Patera Ln
Santa Barbara, CA 93117
kmmk@cox.net
(805) 964-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dana Garman \(danagarman@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:54:37 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dana Garman
1645 Euclid St
Santa Monica, CA 90404
danagarman@mac.com
(310) 582-1111

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tim Moore \(drpins@sti.net\)](mailto:drpins@sti.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:58:50 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tim Moore
31147 Blue Jay Ct
Coarsegold, CA 93614
drpins@sti.net
(559) 683-2512

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Vic Bostock \(care4animals@hotmail.co.uk\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 4:28:09 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Vic Bostock
1612 Woodglen Ln
Altadena, CA 91001
care4animals@hotmail.co.uk
(202) 598-4431

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Angie Williams \(alwms1only@gmail.com\)](mailto:alwms1only@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 4:37:20 AM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Angie Williams
36132 Road 222
Bass Lake, CA 93669
alwms1only@gmail.com
(559) 877-2214

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Patrick Marfone \(pmarfone@gmail.com\) Sent You a Personal Message](mailto:pmarfone@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 4:40:06 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Patrick Marfone
7 Saint Michael
MONARCH BAY, CA 92629
pmarfone@gmail.com
(832) 628-9927

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Olia Bolotina \(oliab34@gmail.com\)](mailto:oliab34@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:38 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Olia Bolotina
11801 Courtleigh Dr
Los Angeles, CA 90066
oliab34@gmail.com
(301) 802-6952

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Bill Hickman \(bill.hickman.ventura@gmail.com\)](mailto:bill.hickman.ventura@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 6:56:12 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bill Hickman
5616 Juniata St
Ventura, CA 93003
bill.hickman.ventura@gmail.com
(619) 804-6264

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Miriam L IOSUPOVICI \(zevsmom@hotmail.com\) Sent You a Personal Message](mailto:zevsmom@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 7:24:56 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Miriam L IOSUPOVICI
1320 Seacoast Dr Unit L
Imperial Beach, CA 91932
zevsmom@hotmail.com
(619) 942-9716

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Graciela Barajas \(gbarajas@yahoo.com\) Sent You a Personal Message](mailto:gbarajas@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 7:39:10 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Graciela Barajas
1713 Grove St
San Diego, CA 92102
gbarajas@yahoo.com
(619) 696-9242

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gordana Kajer \(gordana.kajer@verizon.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:00:51 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gordana Kajer
235 Loma Ave
Long Beach, CA 90803
gordana.kajer@verizon.net
(562) 438-9161

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [allie plamer \(allie@pjhm.com\) Sent You a Personal Message](mailto:allie_plamer@pjhm.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:01:58 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

allie plamer
221 W Marquita
San Clemente, CA 92672
allie@pjhm.com
(714) 496-6325

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Chris Macy \(cjmacy@earthlink.net\)](mailto:cjmacy@earthlink.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:03:07 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Chris Macy
1325 Olive St
Adelaide, CA 93446
cjmacy@earthlink.net
(805) 239-1296

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Linda Westfall \(Linda.Westfall@lsurfwestfall@aol.com\)](mailto:Linda.Westfall@lsurfwestfall@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:15:00 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Linda Westfall
PO Box 1550
Wildomar, CA 92595
Linda.Westfall@lsurfwestfall@aol.com
(951) 830-6380

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Stephanie Hess \(4stephaniehess@gmail.com\)](mailto:4stephaniehess@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:18:26 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Stephanie Hess
3571 Quimby St
San Diego, CA 92106
4stephaniehess@gmail.com
(858) 922-7596

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Megan Oergel \(meganoergel@gmail.com\)](mailto:meganoergel@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:36:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Megan Oergel
5528 breakers way
Oxnard, CA 93035
meganoergel@gmail.com
(805) 630-0842

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Ranald Mackinnon \(r2mac@verizon.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:36:52 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Ranald Mackinnon
711 N Lucia Ave Apt A
Redondo Beach, CA 90277
r2mac@verizon.net
(310) 374-2166

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Meredith McCown \(meredith.mccown@yahoo.com\) Sent You a Personal Message](mailto:meredith.mccown@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Meredith McCown
328 Main St.
Morro Bay, CA 93442
meredith.mccown@yahoo.com
(805) 458-8955

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Steve Horeff \(steve.horeff@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:38:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Steve Horeff
225 Avery Ln Apt 28
Los Gatos, CA 95032
steve.horeff@gmail.com
(408) 316-8438

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Nancy Cohn \(justjoshin26@gmail.com\)](mailto:justjoshin26@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:46:29 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Nancy Cohn
9240 Carmel Rd
Atascadero, CA 93422
justjoshin26@gmail.com
(805) 461-1212

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Karsten Mueller \(k.mueller@yahoo.com\)](mailto:k.mueller@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:47:56 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Karsten Mueller
50 Quail Crossing
Santa Cruz, CA 95062
k.mueller@yahoo.com
(831) 359-5931

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Shannon Keifner \(shannonmkay7@yahoo.com\) Sent You a Personal Message](mailto:shannonmkay7@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:49:56 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Shannon Keifner
22254 Marilla St
Chatsworth, CA 91311
shannonmkay7@yahoo.com
(818) 421-4371

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matt Kass \(makass@me.com\) Sent You a Personal Message](mailto:makass@me.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:51:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matt Kass
1158 C St Hayward CA
Hayward, CA 94541
makass@me.com
(510) 828-5187

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Randall L Jost \(hosirama@charter.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:53:36 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Randall L Jost
719 Oak Leaf Cir
Arroyo Grande, CA 93420
hosirama@charter.net
(805) 268-9696

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Dan Scholl \(danielgscholl@yahoo.com\)](mailto:danielgscholl@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:02:02 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Dan Scholl
543 Victoria St. Unit J
Costa Mesa, CA 92627
danielgscholl@yahoo.com
(949) 230-6344

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christa Pedersen \(zookygirl@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:22:03 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christa Pedersen
300 Dwight St
San Francisco, CA 94134
zookygirl@mac.com
(310) 658-0471

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Donald Slaven \(eyes9@verizon.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:24:55 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Donald Slaven
225 Alabama St
Huntington Beach, CA 92648
eyes9@verizon.net
(714) 536-1220

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Liz Kuhns \(kuhnsliz@yahoo.com\) Sent You a Personal Message](mailto:kuhnsliz@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:33:33 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Liz Kuhns
226 Calle Marina
San Clemente, CA 92672
kuhnsliz@yahoo.com
(949) 370-6773

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christa Neuber \(seamusminnie@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:58 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christa Neuber
728 N Doheny Dr
West Hollywood, CA 90069
seamusminnie@gmail.com
(310) 274-2963

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joshua Holland \(beachvolleyjosh@gmail.com\) Sent You a Personal Message](mailto:beachvolleyjosh@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:39:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joshua Holland
2928 Morgan Ave
Piedmont, CA 94602
beachvolleyjosh@gmail.com
(805) 996-0845

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rachel Wolf \(therachelswoof@gmail.com\)](mailto:therachelswoof@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:39:41 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rachel Wolf
403 Emeline Ave
Santa Cruz, CA 95060
therachelswoof@gmail.com
(831) 458-3602

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Pam Slater Price \(pcslater@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:46:25 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Pam Slater Price
1757 Grand Avenue
Del Mar, CA 92014
pcslater@mac.com
(858) 481-3357

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Randle Sink \(rcsink_98@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:47:53 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Randle Sink
16835 Algonquin St
HUNTINGTN BCH, CA 92649
rcsink_98@yahoo.com
(657) 464-0991

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joel Fithian \(joelfithian@mac.com\)](mailto:joelfithian@mac.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:49:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joel Fithian
316 East Los Olivos Street
Santa Barbara, CA 93105
joelfithian@mac.com
(805) 682-7725

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Stacie Vanags \(stacierandall13@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:50:45 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Stacie Vanags
3634 Motor Ave
Los Angeles, CA 90034
stacierandall13@gmail.com
(213) 922-0206

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Stacie Vanags \(stacierandall13@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:50:45 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Stacie Vanags
3634 Motor Ave
Los Angeles, CA 90034
stacierandall13@gmail.com
(213) 922-0206

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Victoria Kampmann \(torikampmann12@gmail.com\) Sent You a Personal Message](mailto:torikampmann12@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:51:54 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Victoria Kampmann
934 San Andres St
Santa Barbara, CA 93101
torikampmann12@gmail.com
(858) 405-3679

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Greer Montgomery \(greermontgomery@gmail.com\)](mailto:greermontgomery@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 10:21:05 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Greer Montgomery
247 25th Ave Apt 1
San Francisco, CA 94121
greermontgomery@gmail.com
(310) 387-0060

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Andy Carman \(rokamon@baymoon.com\) Sent You a Personal Message](mailto:rokamon@baymoon.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 10:33:45 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Andy Carman
231 Sunset Ave
Santa Cruz, CA 95060
rokamon@baymoon.com
(831) 425-8790

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matt Brunner \(matthew.brunner@humboldt.edu\)](mailto:matthew.brunner@humboldt.edu) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:59:57 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matt Brunner
1 Harpst St.
Arcata, CA 95521
matthew.brunner@humboldt.edu
(707) 826-3321

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Alice Neuhauser \(apntrc@msn.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 3:15:47 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Alice Neuhauser
1466 11th St
Manhattan Beach, CA 90266
apntrc@msn.com
(310) 275-7505

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Leana Rosetti \(leana_r@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 5:19:19 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Leana Rosetti
4000 Rhoda Ave
Piedmont, CA 94602
leana_r@yahoo.com
(510) 712-0052

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mynka Draper \(mynka9@hotmail.com\) Sent You a Personal Message](mailto:mynka9@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 11:09:53 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mynka Draper
6041 Eucalyptus Ln
Los Angeles, CA 90042
mynka9@hotmail.com
(323) 243-0436

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Robert Mignogna \(robertmignogna@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 11:42:52 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Robert Mignogna
PO Box 73126
San Clemente, CA 92673
robertmignogna@cox.net
(949) 584-2093

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lourdes Best \(lourdesloves@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:00:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lourdes Best
1973 Tate St Apt F205
Palo Alto, CA 94303
lourdesloves@yahoo.com
(650) 630-0335

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Barbara O'Reilly \(kbor2@earthlink.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 12:06:24 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Barbara O'Reilly
1210 Richardson Ave
Los Altos, CA 94024
kbor2@earthlink.net
(650) 964-5068

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [anne veraldi \(anneveraldi@hotmail.com\)](mailto:anneveraldi@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 1:15:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

anne veraldi
21 Lapidge St
San Francisco, CA 94110
anneveraldi@hotmail.com
(415) 552-6971

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Margaret Adachi \(madachiart@yahoo.com\) Sent You a Personal Message](mailto:madachiart@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 1:24:18 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Margaret Adachi
1230 E Acacia Ave
Glendale, CA 91205
madachiart@yahoo.com
(818) 243-4169

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Naiia Lajoie \(neelajoie@hotmail.com\) Sent You a Personal Message](mailto:neelajoie@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 1:29:54 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Naiia Lajoie
54 Rose Ave Apt 5
Playa del Rey, CA 90291
neelajoie@hotmail.com
(310) 923-6506

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jill Mulato \(jillmulato@cox.net\)](mailto:jillmulato@cox.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 1:51:58 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Jill Mulato
25091 Via Elevado
MONARCH BAY, CA 92629
jillmulato@cox.net
(949) 292-5501

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Trica HutchingsCarlos \(catsthyme1@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:56:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Trica HutchingsCarlos
224 Q St
Rio Linda, CA 95673
catsthyme1@mac.com
(916) 991-0355

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christine B. Hayes \(hayescb@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:00:11 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christine B. Hayes
1534 Fairwood Way
Upland, CA 91786
hayescb@hotmail.com
(909) 985-7807

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lee Harmon \(iharmon@cox.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 1:53:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lee Harmon
47 Gema
San Clemente, CA 92672
iharmon@cox.net
(714) 272-0139

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joshua Weyand \(joshuaweyand@me.com\)](mailto:joshuaweyand@me.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 1:56:09 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joshua Weyand
2939 Franklin St.
Glendale, CA 91214
joshuaweyand@me.com
(818) 957-3823

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Helena Martinez \(borboleta18@sbcglobal.net\)](mailto:borboleta18@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 2:02:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Helena Martinez
1456 Las Lunas St
Pasadena, CA 91106
borboleta18@sbcglobal.net
(626) 578-1152

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Phillip Jones \(pmjonesla@yahoo.com\)](mailto:pmjonesla@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 2:15:26 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Phillip Jones
901 POPPY LN
Carlsbad, CA 92011
pmjonesla@yahoo.com
(310) 592-9069

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gordon And Mellissa Henry \(ghenry33@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 2:26:38 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gordon And Mellissa Henry
895 Creekside Cir
SANTA ROSA VA, CA 93012
ghenry33@hotmail.com
(805) 279-9250

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jennifer Scholte \(jll.1@comcast.net\) Sent You a Personal Message](mailto:jll.1@comcast.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 2:47:24 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jennifer Scholte
4305 Grafton Cir
Mather, CA 95655
jll.1@comcast.net
(916) 362-4748

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christie Dunning \(candcdunning@aol.com\)](mailto:candcdunning@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 3:28:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christie Dunning
2443 Corona Ct
La Jolla, CA 92037
candcdunning@aol.com
(858) 459-3545

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Jaffee \(jimjaffee@gmail.com\)](mailto:jimjaffee@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 3:39:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Jaffee
738 Seabright Ln
Solana Beach, CA 92075
jimjaffee@gmail.com
(858) 945-3945

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Morgan Fisher \(morfish5@yahoo.com\) Sent You a Personal Message](mailto:morfish5@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 3:50:19 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Morgan Fisher
7770 Regents Rd, #113/235
San Diego, CA 92122
morfish5@yahoo.com
(949) 212-4422

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Laurie Jiobu \(ghalejones@yahoo.com\) Sent You a Personal Message](mailto:ghalejones@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 3:51:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Laurie Jiobu
2411 Las Flores Dr
Los Angeles, CA 90041
ghalejones@yahoo.com
(323) 550-1916

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matt Montgomery \(mtmont@gmail.com\) Sent You a Personal Message](mailto:mtmont@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:00:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matt Montgomery
1472 48th Ave Apt 6
San Francisco, CA 94122
mtmont@gmail.com
(415) 606-1722

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rita Carratello \(merops22@gmail.com\)](mailto:merops22@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 5:27:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rita Carratello
282 Grove Acre Ave
Pacific Grove, CA 93950
merops22@gmail.com
(831) 375-0794

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Janet Cohen \(janetcohen333@comcast.net\)](mailto:janetcohen333@comcast.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 7:05:49 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Janet Cohen
243 Asilomar
Pacific Grove, CA 93950
janetcohen333@comcast.net
(831) 277-1091

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Sandy Godsey \(sandy@godsey@gmail.com\)](mailto:sandy@godsey@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 7:20:04 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Sandy Godsey
2218 Azurite Place
La Costa, CA 92009
sandy@godsey@gmail.com
(858) 442-5405

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Inge Lorentzen Daumer \(ilwd50@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 7:22:27 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Inge Lorentzen Daumer
180 Sloat Ave.
Pacific Grove, CA 93950
ilwd50@gmail.com
(831) 649-1363

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Gwen Sorosky \(eternallife17@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 7:51:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Gwen Sorosky
2 Rue Chantilly
Newport Beach, CA 92660
eternallife17@yahoo.com
(949) 566-3724

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Bill McLaughlin \(local415@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:06:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bill McLaughlin
1834 45th Ave
San Francisco, CA 94122
local415@gmail.com
(415) 225-4083

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Alfa Santos \(calichicafolife@yahoo.com\)](mailto:calichicafolife@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 8:48:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Alfa Santos
3220 Par Dr
La Mesa, CA 91941
calichicafolife@yahoo.com
(619) 384-9944

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jim Giardina \(jimgiardina@cox.net\)](mailto:jimgiardina@cox.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:16:38 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jim Giardina
4117 Sherwin Pl
La Mesa, CA 91941
jimgiardina@cox.net
(619) 660-6692

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Bruce Bergman \(bbergma1@san.rr.com\) Sent You a Personal Message](mailto:bbergma1@san.rr.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:39:12 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bruce Bergman
4170 Avati Dr
San Diego, CA 92117
bbergma1@san.rr.com
(619) 997-6369

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Bayne Ullrich \(bayneullrich@icloud.com\) Sent You a Personal Message](mailto:BayneUllrich@icloud.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 09, 2019 9:57:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bayne Ullrich
1276 Highbluff Ave
San Marcos, CA 92078
bayneullrich@icloud.com
(760) 908-9718

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rick Lent \(ricklent1@gmail.com\) Sent You a Personal Message](mailto:ricklent1@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:00:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Rick Lent
4465 Outrigger Cir
HUNTINGTN BCH, CA 92649
ricklent1@gmail.com
(562) 500-3969

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Tami Patterson \(psantami@aol.com\)](mailto:psantami@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 1:43:56 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Tami Patterson
1443 1/2 Essex Street
San Diego, CA 92103
psantami@aol.com
(619) 379-7875

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Amy Sullivan \(ranbargera@hotmail.com\) Sent You a Personal Message](mailto:ranbargera@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 4:59:03 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Amy Sullivan
2221 23rd St
Santa Monica, CA 90405
ranbargera@hotmail.com
(555) 555-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christine Robinett \(chrisdc@flash.net\)](mailto:chrisdc@flash.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 6:16:54 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christine Robinett
3631 Cabernet Vineyards Cir
San Jose, CA 95117
chrisdc@flash.net
(408) 393-9456

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Matt Kass \(gmakass8@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 6:33:45 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Matt Kass
1158 C Street, Hayward, CA
Hayward, CA 94541
gmakass8@gmail.com
(510) 828-5187

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jill Cassady \(jcassady@josephpilates.com\)](mailto:jcassady@josephpilates.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 6:53:36 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jill Cassady
13828 Albers St
Los Angeles, CA 91401
jcassady@josephpilates.com
(818) 235-2230

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Robin Giles \(la_ruu@yahoo.com\)](mailto:la_ruu@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 6:57:22 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Robin Giles
1124 Gumwood
Petaluma, CA 94954
la_ruu@yahoo.com
(707) 478-4480

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Adam Berke \(aberke@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 7:20:19 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Adam Berke
616 Baker St
San Francisco, CA 94117
aberke@gmail.com
(415) 336-2995

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christopher DeVry \(cgdevry@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 7:42:58 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christopher DeVry
602 Francisco St
El Granada, CA 94018
cgdevry@gmail.com
(650) 291-0132

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christopher DeVry \(cgdevry@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 7:42:56 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Christopher DeVry
602 Francisco St
El Granada, CA 94018
cgdevry@gmail.com
(650) 291-0132

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jon Senour \(jc_senour@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 8:42:01 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jon Senour
2361 Loring St
San Diego, CA 92109
jc_senour@yahoo.com
(858) 274-0178

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Albert Gualano \(agualano@live.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:00:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
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The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Albert Gualano
272 W Santa Barbara St
Santa Paula, CA 93060
agualano@live.com
(805) 901-5999

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John Oda \(jandjoda@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 8:50:23 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

John Oda
2000 post
San Francisco, CA 94115
jandjoda@aol.com
(415) 555-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Pilar Cox-Low \(pilarcelenelow@gmail.com\)](mailto:pilarcelenelow@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 9:13:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Pilar Cox-Low
227 Elinor street
Capitola, CA 95010
pilarcelenelow@gmail.com
(831) 535-3528

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Udo Wahn \(udo@surfridersd.org\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 9:24:18 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Udo Wahn
1227 Stratford Ct
Del Mar, CA 92014
udo@surfridersd.org
(858) 755-4521

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Susan Pierszalowski \(heronmoon@yahoo.com\)](mailto:heronmoon@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 10:34:28 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Susan Pierszalowski
1257 Shell
Pacific Grove, CA 93950
heronmoon@yahoo.com
(831) 646-9172

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Leslie Colvin \(lesliesweetness@yahoo.com\)](mailto:lesliesweetness@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 10:51:48 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Leslie Colvin
7638 Hollister Ave Unit 365
Santa Barbara, CA 93117
lesliesweetness@yahoo.com
(310) 570-5288

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Stephen Schulz \(lvfrsrf@msn.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 11:04:25 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Stephen Schulz
3905 Balverne Ct
Sacramento, CA 95843
lvfrsrf@msn.com
(916) 600-6196

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Roger Kube \(roger@surfridersd.org\) Sent You a Personal Message](mailto:roger@surfridersd.org)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 11:55:51 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Roger Kube
2140 Ebers St
San Diego, CA 92107
roger@surfridersd.org
(619) 701-4027

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [debra kass \(dlkass@yahoo.com\) Sent You a Personal Message](mailto:dlkass@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 11:59:02 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

debra kass
3441 Streamside Circle #106
Pleasanton, CA 94588
dlkass@yahoo.com
(925) 201-7305

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Quinn Tubiolo \(quinntubiolo@outlook.com\)](mailto:Quinn.Tubiolo@outlook.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 12:00:23 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Quinn Tubiolo
745 Calle De Los Amigos
Santa Barbara, CA 93105
quinntubiolo@outlook.com
(805) 636-3944

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carol Schaffer \(cschaff@aol.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 1:12:53 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Carol Schaffer
2530 kavanagh rd
HILLTOP MALL, CA 94806
cschaff@aol.com
(510) 741-8936

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Rick Lent \(ricklent1@gmail.com\) Sent You a Personal Message](mailto:ricklent1@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:00:52 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Rick Lent
4465 Outrigger Cir
HUNTINGTN BCH, CA 92649
ricklent1@gmail.com
(562) 500-3969

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [stella wittmann \(stella_witt@yahoo.de\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 2:58:12 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

stella wittmann
461 Cress St
Laguna Beach, CA 92651
stella_witt@yahoo.de
(949) 494-6346

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [N Mullenax \(nickijason21@yahoo.com\)](mailto:N.Mullenax@nickijason21@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 3:33:29 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

N Mullenax
115 w McKnight way
Grass Valley, CA 95949
nickijason21@yahoo.com
(530) 272-4286

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Deborah Iannizzotto \(djianniz@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 4:07:31 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Deborah Iannizzotto
636 Thunder Gln
Escondido, CA 92027
djianniz@yahoo.com
(760) 738-1840

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [KYLE CALCAGNO \(ckylej@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 5:25:56 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

KYLE CALCAGNO
16672 PARLAY CIRCLE
HUNTINGTN BCH, CA 92649
ckylej@gmail.com
(760) 855-8554

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Vanessa Killingsworth \(vanessarenee17@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 8:52:25 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Vanessa Killingsworth
2873 C St
San Diego, CA 92102
vanessarenee17@gmail.com
(888) 888-8888

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Roy Earnest \(kahunakupuna@comcast.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Wednesday, July 10, 2019 9:26:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Roy Earnest
690 Alta Vista Drive
Pacifica, CA 94044
kahunakupuna@comcast.net
(650) 438-6378

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [shawnee mclemore \(shawneemarin@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Thursday, July 11, 2019 12:09:53 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

shawnee mclemore
8494 Pallux Way
San Diego, CA 92126
shawneemarin@yahoo.com
(858) 271-1805

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [David Gardner \(dgardner@aol.com\)](mailto:dgardner@aol.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Thursday, July 11, 2019 1:08:18 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

David Gardner
2525 Beverley Ave Apt 8
Santa Monica, CA 90405
dgardner@aol.com
(310) 399-3104

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [a.l. steiner \(asteinerny@gmail.com\) Sent You a Personal Message](mailto:a.l.steiner@asteinerny@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Tuesday, July 16, 2019 8:28:03 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

a.l. steiner
1222 Atwood St
Hazard, CA 90063
asteinerny@gmail.com
(917) 287-5020

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Patrick Mulvey \(patrickmulvey14@gmail.com\)](mailto:patrickmulvey14@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 15, 2019 1:10:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Patrick Mulvey
2322 Poinsettia Dr
San Diego, CA 92106
patrickmulvey14@gmail.com
(619) 800-6858

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Vanessa Roscoe \(vanessa.roscoe@gmail.com\)](mailto:vanessa.roscoe@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:11 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Vanessa Roscoe
49 Austin Avenue
San Anselmo, CA 94960
vanessa.roscoe@gmail.com
(570) 241-3221

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mynka Draper \(mynka9@hotmail.com\) Sent You a Personal Message](mailto:mynka9@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 15, 2019 10:27:20 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mynka Draper
7129 Samoa Place
Tujunga, CA 91042
mynka9@hotmail.com
(323) 243-0436

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Meghan Tracy \(meghantracy@ymail.com\) Sent You a Personal Message](mailto:meghantracy@ymail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Sunday, July 14, 2019 10:54:17 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Meghan Tracy
3456 Hackett Ave
Long Beach, CA 90808
meghantracy@ymail.com
(562) 496-4043

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joel Kiernan \(joelkiernan@gmail.com\)](mailto:joelkiernan@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Saturday, July 13, 2019 11:28:13 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Joel Kiernan
4742 Central Pkwy
Dublin, CA 94568
joelkiernan@gmail.com
(408) 421-8584

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kathleen Smith \(kms_smith@yahoo.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Saturday, July 13, 2019 8:48:32 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kathleen Smith
350 E Taylor St
San Jose, CA 95112
kms_smith@yahoo.com
(408) 279-0506

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mynka Draper \(mynka9@hotmail.com\) Sent You a Personal Message](mailto:mynka9@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Friday, July 12, 2019 4:52:33 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mynka Draper
7129 Samoa place
Tujunga, CA 91042
mynka9@hotmail.com
(323) 243-0436

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Blaise Cannon \(cannonblaise@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Friday, July 12, 2019 9:22:55 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Blaise Cannon
320 N Avenue 51
Los Angeles, CA 90042
cannonblaise@gmail.com
(816) 868-7514

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lily Fisher \(lilynicolefisher@gmail.com\)](mailto:lilynicolefisher@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Friday, July 12, 2019 6:18:06 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lily Fisher
21333 Lassen St
Chatsworth, CA 91311
lilynicolefisher@gmail.com
(818) 259-7777

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [James Miers \(miers.jim@gmail.com\) Sent You a Personal Message](mailto:miers.jim@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Thursday, July 11, 2019 7:18:03 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

James Miers
PO Box 2478, 6480 Cormorant Way
Avila Beach, CA 93424
miers.jim@gmail.com
(805) 439-2191

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Robert C. Brown \(bkroadshow@sbcglobal.net\)](mailto:bkroadshow@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Thursday, July 11, 2019 2:41:18 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Robert C Brown
355 Elm St
San Carlos, CA 94070
bkroadshow@sbcglobal.net
(650) 430-4893

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Douglas Elliott \(calypsoseaocan@yahoo.com\)](mailto:calypsoseaocan@yahoo.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Thursday, July 11, 2019 12:51:11 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Douglas Elliott
2162 S Santa Fe Ave
Vista, CA 92084
calypsoseaocan@yahoo.com
(442) 216-9639

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [peter kuhn \(peterkuhnxx@gmail.com\)](mailto:peterkuhnxx@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

peter kuhn
3611 Vista De La Bahia
San Diego, CA 92117
peterkuhnxx@gmail.com
(619) 890-1234

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Fernando Segura \(desmo007@gmail.com\) Sent You a Personal Message](mailto:desmo007@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Thursday, July 11, 2019 8:27:18 AM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Fernando Segura
1554 Seascape Blvd.
Aptos, CA 95003
desmo007@gmail.com
(831) 828-8901

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Reetta Raag \(rraag@sbcglobal.net\) Sent You a Personal Message](mailto:rraag@sbcglobal.net)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Reetta Raag
126 Ravenhill Rd
Orinda, CA 94563
rraag@sbcglobal.net
(925) 257-7005

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [George Denmark \(timdenmark@me.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:41 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

George Denmark
2720 N Hermosa Dr
Palm Springs, CA 92262
timdenmark@me.com
(760) 861-7574

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Ian Vickers \(ianhbca@gmail.com\)](mailto:ianhbca@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:37 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Ian Vickers
6841 Presidente Dr
Huntington Beach, CA 92648
ianhbca@gmail.com
(949) 278-5572

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Trica HutchingsCarlos \(catsthyme1@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:56:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Trica HutchingsCarlos
224 Q St
Rio Linda, CA 95673
catsthyme1@mac.com
(916) 991-0355

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Peter Harwood \(pbh81547@gmail.com\) Sent You a Personal Message](mailto:pbh81547@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:33 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Peter Harwood
309 Heinlen St Apt B
Lemoore, CA 93245
pbh81547@gmail.com
(469) 867-1460

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jennifer Robins \(jjrobins@dslextreme.com\)](mailto:jjrobins@dslextreme.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:01:28 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Jennifer Robins
15212 Nottingham Ln
Huntington Beach, CA 92647
jjrobins@dslextreme.com
(714) 894-8381

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mike Flactiff \(m.flactiff@gmail.com\)](mailto:m.flactiff@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:59 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mike Flactiff
5049 Davenport Creek Rd # B
San Luis Obispo, CA 93401
m.flactiff@gmail.com
(720) 775-5068

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Holly Johnson \(toreachholly@gmail.com\) Sent You a Personal Message](mailto:toreachholly@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:59 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Holly Johnson
405 Larmier Ave
Oak View, CA 93022
toreachholly@gmail.com
(805) 921-5226

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Carin Howard \(boxbldr@hotmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:59 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Carin Howard
1625 Fern St
San Diego, CA 92102
boxbldr@hotmail.com
(619) 233-4837

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Timothy Goodman \(jahgottejman@hotmail.com\)](mailto:jahgottejman@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:55 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Timothy Goodman
12314 Reva St
Artesia, CA 90703
jahgottejman@hotmail.com
(562) 860-8667

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Timothy Goodman \(jahgottejman@hotmail.com\)](mailto:jahgottejman@hotmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:54 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Timothy Goodman
12314 Reva St
Artesia, CA 90703
jahgottejman@hotmail.com
(562) 860-8667

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lisa Peasley \(lpeasley@comcast.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lisa Peasley
562 Joyce St
Livermore, CA 94550
lpeasley@comcast.net
(925) 449-3561

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Shannon Waters \(waters.skw@gmail.com\)](mailto:waters.skw@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:02:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Shannon Waters
4032 S Hempstead Cir
San Diego, CA 92116
waters.skw@gmail.com
(415) 470-3409

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Stacey Jones \(sparky8pez@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:03:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Stacey Jones
2658 W Willow St
Stockton, CA 95203
sparky8pez@gmail.com
(209) 298-4389

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Trica HutchingsCarlos \(catsthyme1@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:56:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Trica HutchingsCarlos
224 Q St
Rio Linda, CA 95673
catsthyme1@mac.com
(916) 991-0355

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Robert L. Keith \(gummibear760@yahoo.com\) Sent You a Personal Message](mailto:gummibear760@yahoo.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:03:38 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Robert L. Keith
329 N Sanders St
Ridgecrest, CA 93555
gummibear760@yahoo.com
(760) 375-2208

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Angela Currie \(currie.angela22@gmail.com\) Sent You a Personal Message](mailto:currie.angela22@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:03:31 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Angela Currie
4368 Highland Ave Apt D
San Diego, CA 92115
currie.angela22@gmail.com
(714) 388-7314

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Richard Esposito \(richard.esposito@boeing.com\)](mailto:richard.esposito@boeing.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:03:48 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Richard Esposito
702 Rita St
Redondo Beach, CA 90277
richard.esposito@boeing.com
(310) 499-8147

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Olivia Angus \(msoliviaangus@gmail.com\)](mailto:msoliviaangus@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:04:31 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Olivia Angus
582 Sandalwood Dr
Livermore, CA 94551
msoliviaangus@gmail.com
(858) 231-3334

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Shelley Wargo \(s2wargo@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:04:27 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Shelley Wargo
11 Sea Crest Ct
Half Moon Bay, CA 94019
s2wargo@gmail.com
(650) 867-4878

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kenneth Miller \(ken_miller_391@att.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:04:40 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kenneth Miller
21217 Bellini Dr
Topanga, CA 90290
ken_miller_391@att.net
(818) 912-6497

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [VAL SANFILIPPO \(vsanfi@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:09 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

VAL SANFILIPPO
3246 Ashford St Unit M
San Diego, CA 92111
vsanfi@gmail.com
(858) 715-1849

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jessica McGilvary \(mcgilvary.jessica@gmail.com\)](mailto:mcgilvary.jessica@gmail.com) [Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jessica McGilvary
3361 Calle Del Sur
La Costa, CA 92009
mcgilvary.jessica@gmail.com
(760) 509-5213

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Troy Tessalone \(troy.tessalone@gmail.com\)](mailto:troy.tessalone@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:25 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Troy Tessalone
1238 S Gertruda Ave
Redondo Beach, CA 90277
troy.tessalone@gmail.com
(310) 293-4165

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Candace Batten \(candace@kaimanlaw.com\)](mailto:candace@kaimanlaw.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:41 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Candace Batten
4423 Alpha St
Los Angeles, CA 90032
candace@kaimanlaw.com
(213) 321-0346

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Kindgren \(michaelk@cisurfboards.com\) Sent You a Personal Message](mailto:michaelk@cisurfboards.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:20 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Kindgren
5430 Driftwood st.
Oxnard, CA 93035
michaelk@cisurfboards.com
(949) 887-0817

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Candace Batten \(candace@kaimanlaw.com\)](mailto:candace@kaimanlaw.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:39 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Candace Batten
4423 Alpha St
Los Angeles, CA 90032
candace@kaimanlaw.com
(213) 321-0346

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [John Wadsworth \(john.wadsworth@colliers.com\)](mailto:john.wadsworth@colliers.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:39 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

John Wadsworth
419 Belvue Ln
Newport Beach, CA 92661
john.wadsworth@colliers.com
(714) 299-5842

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Doug Bender \(alfabender@verizon.net\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:05:49 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Doug Bender
261 Vista Del Parque
Redondo Beach, CA 90277
alfabender@verizon.net
(310) 683-9760

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kristopher Beet \(beetkris@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:06:16 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kristopher Beet
3949 1/2 Normal St
San Diego, CA 92103
beetkris@gmail.com
(619) 777-0846

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Margot Lowe \(margotlowe1@gmail.com\) Sent You a Personal Message](mailto:margotlowe1@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:06:15 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Margot Lowe
4834 Northerly St
Oceanside, CA 92056
margotlowe1@gmail.com
(760) 842-7252

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Terri Epino \(terri.epino@gmail.com\)](mailto:Terri.Epino@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:06:32 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Terri Epino
805 Via Blairo
Corona, CA 92879
terri.epino@gmail.com
(949) 599-5019

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kent Webber \(kentwebber79@gmail.com\) Sent You a Personal Message](mailto:kentwebber79@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:06:46 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Kent Webber
14151 Klee Dr
Irvine, CA 92606
kentwebber79@gmail.com
(949) 413-7797

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Spencer Brown \(spencer.brown@gmail.com\)](mailto:spencer.brown@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:06:55 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Spencer Brown
3915 Sea Wind Pl
Hidden Hills, CA 91302
spencer.brown@gmail.com
(310) 614-0784

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Lesley Bindloss \(lesleybindloss@gmail.com\)](mailto:lesleybindloss@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:07:31 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Lesley Bindloss
11 Via Cuenta Nueva
San Clemente, CA 92673
lesleybindloss@gmail.com
(714) 336-7200

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Mo Wise \(maureenmwise@gmail.com\)](mailto:maureenmwise@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:07:25 PM

Dear Statewide Planning,

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Mo Wise
32791 David Cir
MONARCH BAY, CA 92629
maureenmwise@gmail.com
(949) 525-7234

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Brent Casey \(ibrentcasey@gmail.com\)](mailto:ibrentcasey@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:20 PM

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Brent Casey
12600 Braddock Dr. C222
Los Angeles, CA 90066
ibrentcasey@gmail.com
(310) 699-8602

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Perry Gx \(perrygxx@gmail.com\)](mailto:perrygxx@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:07:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Perry Gx
14312 Franklin Ave
Tustin, CA 92780
perrygxx@gmail.com
(714) 499-4666

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Teri Lunn \(terilunn@gmail.com\)](mailto:TeriLunn@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:08:16 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Teri Lunn
120 Marvin Ct
Petaluma, CA 94954
terilunn@gmail.com
(415) 555-5555

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Joel Steinberg \(jfbergs@sbcglobal.net\)](mailto:jfbergs@sbcglobal.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:08:50 PM

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Sincerely,

Sincerely,

Joel Steinberg
PO Box 969
Woodbridge, CA 95258
jfbergs@sbcglobal.net
(209) 601-1325

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Diane Nygaard \(dnygaard3@gmail.com\) Sent You a Personal Message](mailto:dnygaard3@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:09:11 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Diane Nygaard
5020 NIGHTHAWK WAY
Oceanside, CA 92056
dnygaard3@gmail.com
(760) 724-3887

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Kaylee Fisher \(kaylee.fisher174@gmail.com\) Sent You a Personal Message](mailto:kaylee.fisher174@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:09:28 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Kaylee Fisher
242 Calle Campesino
San Clemente, CA 92672
kaylee.fisher174@gmail.com
(949) 547-4727

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christian West \(westchristian07@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:09:54 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Christian West
8756 Encino Ave
Los Angeles, CA 91325
westchristian07@gmail.com
(818) 913-8303

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Christian West \(westchristian07@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:09:52 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Sincerely,

Sincerely,

Christian West
8756 Encino Ave
Los Angeles, CA 91325
westchristian07@gmail.com
(818) 913-8303

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Marty Benson \(martybenson@mac.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:10:34 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Marty Benson
1014 Santa Fe Dr
Encinitas, CA 92024
martybenson@mac.com
(917) 842-8806

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [RICHARD PERRY \(rescue8@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:10:56 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

RICHARD PERRY
1300 Page St Apt 2
San Francisco, CA 94117
rescue8@gmail.com
(415) 760-1867

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Susan Head \(susanhead1@hotmail.com\) Sent You a Personal Message](mailto:susanhead1@hotmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:54:44 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Susan Head
535 Spring St
Sausalito, CA 94965
susanhead1@hotmail.com
(415) 331-2598

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Greg Schlentz \(gschlentz@att.net\)](mailto:gschlentz@att.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:33 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Greg Schlentz
5251 Ohio Street
Yorba Linda, CA 92886
gschlentz@att.net
(714) 231-2903

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [walter erhorn \(waltererhorn@cox.net\)](mailto:waltererhorn@cox.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:53:23 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

walter erhorn
PO Box 1843
Spring Valley, CA 91979
waltererhorn@cox.net
(619) 267-5711

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Bob Stevens \(bob@bobstevens.com\)](mailto:bob@bobstevens.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:55:14 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Bob Stevens
409 N Pacific Coast Hwy.
Redondo Beach, CA 90277
bob@bobstevens.com
(310) 995-9649

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Irene Bowie \(huladogmaui@gmail.com\)](mailto:huladogmaui@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:55:37 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Irene Bowie
22832 Monteago Rd
Laguna Beach, CA 92677
huladogmaui@gmail.com
(808) 268-0303

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Paul Herron \(ptherron@gmail.com\) Sent You a Personal Message](mailto:ptherron@gmail.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:55:50 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Paul Herron
4838 Del Monte Ave., apt. 1
San Diego, CA 92107
ptherron@gmail.com
(619) 980-0643

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Patrick Irvine \(pirvine2@gmail.com\) Sent You a Personal Message](#)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:55:57 PM

Dear Statewide Planning,

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Sincerely,

Sincerely,

Patrick Irvine
1590 Green St Apt 201
San Francisco, CA 94123
pirvine2@gmail.com
(707) 776-7935

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Grant Volk \(grant@grantvolk.com\)](mailto:grant@grantvolk.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:56:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Grant Volk
4631 Durham Rd
Rocklin, CA 95765
grant@grantvolk.com
(916) 243-8355

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Michael Gilgun \(mgilgun@cox.net\)](mailto:mgilgun@cox.net) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:56:21 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Michael Gilgun
925 Monterey Ct
Chula Vista, CA 91911
mgilgun@cox.net
(619) 422-3266

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Elizabeth Bettenhausen \(elizabethbettenhausen@gmail.com\)](mailto:elizabethbettenhausen@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:11:20 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

- Several recent studies have shown that impacts from flooding already have hamstrung property prices and cost Hampton Roads homeowners hundreds of millions of dollars in lost or unrealized values.
- If we don't act now, the costs of sea level rise and climate change adaptation will increase exponentially. The National Institute of Building Sciences found that mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation.

The California Coastal Commission has been a national leader on coastal adaptation and must continue to play this role. It is imperative that the Coastal Commission issue clear guidance for long-term coastal hazard planning, and not a piecemeal approach that may result in insufficient adaptation responses, as local governments work to update their local coastal programs.

A majority of California's beaches are at risk of disappearing from sea level rise. As a beachgoer, it is vitally important to me that the Coastal Commission protect our coast and beaches. I support an adaptation approach that includes living shorelines, planned relocation, avoidance of hard armoring structures and preservation of coastal habitats and recreational opportunities. A trigger-based approach is a realistic alternative that allows plenty of flexibility for varied adaptation pathways.

Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Elizabeth Bettenhausen
345 Plymouth St
Cambria, CA 93428
elizabethbettenhausen@gmail.com
(805) 927-0659

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Hannah Demarti \(hannah.demarti@gmail.com\)](mailto:hannah.demarti@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:12:02 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Hannah Demarti
27934 Carrington
Mission Viejo, CA 92692
hannah.demarti@gmail.com
(949) 310-1174

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Jeffrey Grimes \(4jeffgrimes@gmail.com\)](mailto:4jeffgrimes@gmail.com) Sent You a Personal Message
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 2:11:53 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Jeffrey Grimes
1181 Kingston Ln
Ventura, CA 93001
4jeffgrimes@gmail.com
(805) 258-1861

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.

From: [Greg Sweel \(gsweel@msn.com\) Sent You a Personal Message](mailto:gsweel@msn.com)
To: [Coastal Statewide Planning](#)
Subject: Support for the California Coastal Commission's Sea Level Rise Adaptation Guidance
Date: Monday, July 08, 2019 1:57:13 PM

Dear Statewide Planning,

I am writing to support the California Coastal Commission's guidance on sea level rise adaptation. The Coastal Commission has consistently advised local governments and applicants to avoid adaptation solutions that rely on hard armoring due to their negative impact on public resources by exacerbating erosion, destroying sensitive habitat and taking up precious public beach space. Specifically, I support the Coastal Commission's Draft Residential Adaptation Policy Guidance (Guidance) and encourage adoption as currently written. Emerging research continues to add to the urgency and importance of sea level rise planning:

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Thank you for your commitment to protecting California's coast for future generations.

Sincerely,

Sincerely,

Greg Sweel
1920 6th St Apt 343
Santa Monica, CA 90405
gsweel@msn.com
(310) 452-4443

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.



PACIFIC LEGAL FOUNDATION

July 9, 2019

Executive Director John Ainsworth
Chair Dayna Bochco & Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

VIA E-MAIL TO
StatewidePlanning@coastal.ca.gov

Re: July 12, 2019 California Coastal Commission & Local Government Public Workshop

Dear Director Ainsworth, Chair Bochco, and Commissioners:

Pacific Legal Foundation is the nation's leading nonprofit law firm committed to the protection of private property rights. PLF has been involved in numerous cases nationwide seeking to protect the rights of individuals whose property rights have been taken by government, including several landmark property rights cases at the United States Supreme Court. PLF regularly follows Commission hearings and Local Coastal Program amendment processes statewide, and often provides independent legal analysis of actions and policies taken under the Coastal Act, and, when necessary, litigates on behalf of private property owners.

Short-term rentals benefit public access to the coast

Landowners along California's coastline have purchased property because they want to put that property to productive use, oftentimes through development of units for sale or lease. The creation of these units increases access to California's coast. As the Commission realizes, short-term rentals serve the valuable purpose of increasing opportunities for coastal access by adding to the supply of available units for rental. As more and more people move to California, more and more people seek to spend time at California's famed beaches. The development of short-term rental services connecting visitors with homeowners willing to rent otherwise underutilized properties has opened thousands of units to rental—often at rates far below those of traditional hotels or bed-and-breakfasts. This has the spillover benefit (from consumers' viewpoint) of driving down prices for all other units as the increased supply comes closer to meeting demand. Tarik Dogru, *Here's How Much Airbnb Is Lowering Hotel Prices and Occupancy*, CityLab (May 29, 2019), <https://www.citylab.com/life/2019/05/heres-how-much-airbnb-is-lowering-hotel-prices-and-occupancy/590485/>.

The best way to increase coastal access is to continue the positive economic pressures created by increasing supply. Lengthy permit processes subjected to repetitive reviews

add substantial costs to each unit created along the coastline, and may make lower-cost units economically impracticable. *See, e.g.,* Annie Sciacca, *Why building a hotel in San Francisco can cost more than \$1 million per room*, San Francisco Business Times (Apr. 30, 2015), <https://www.bizjournals.com/sanfrancisco/blog/2015/04/hotel-construction-san-francisco-million-per-room.html>. Easing the ability of coastal landowners to turn open properties into developed units will make coastal access cheaper and will ensure that more Californians can enjoy California's renowned coastline and beaches, even as the population continues to grow.

Policies designed to address sea level rise should not unreasonably or unconstitutionally interfere with private property rights

As of late, the Commission routinely seeks permit applicants' waiver of any right to shoreline protective devices. But the Coastal Act is not so draconian, and instead reflects careful balancing of the interests at stake. On the one hand, Public Resources Code section 30253 prohibits new development that would "require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs." On the other, Section 30235 guarantees a right to construct shoreline protection when it is needed "to protect existing structures." The Commission's current *de facto* policy of requiring a complete waiver of any right to a shoreline protective device—even those devices that would not substantially affect bluffs and cliffs—goes well beyond the Coastal Act's prohibition. *See Norberg v. Cal. Coastal Comm'n*, No. 30-2010-00351770, at 3 (Orange County Super. Ct. Oct. 4, 2011) ("Thus, Special Condition 2A is invalid as the Commission is not authorized under its powers under the Coastal Act to mandate a condition that requires Petitioner to waive all shoreline protective devices.").

Such waivers may also run afoul of the California and U.S. Constitutions. The California Constitution contains an explicit right of landowners to protect their property. Cal. Const. art I, § 1. If a shoreline protective device waiver lacks an essential nexus with any impacts caused by the development, the waiver may constitute a prohibited exaction of the right to protect one's property, under *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987). *See Capistrano Shores Property LLC v. Cal. Coastal Comm'n*, No. 30201500785032, at 6–7 (Orange County Super. Ct. Aug. 22, 2016) ("The waiver [of the right to shoreline protection] seems unreasonably broad and contrary to the above guidance from *Nollan* . . ."). Although the California Court of Appeal in *Beach & Bluff Conservancy v. City of Solana Beach* rejected a facial challenge to blanket waivers of shoreline protective devices, it acknowledged the right of individual permittees to challenge the constitutionality of such requirements as applied. *Beach & Bluff Conservancy v. City of Solana Beach*, 28 Cal. App. 5th 244, 272–73 (2018). And with the recent victory of PLF client Rose Mary Knick at the U.S. Supreme Court in *Knick v.*

Township of Scott, Pennsylvania, 588 U.S. ____ (2019), federal courts will now be open to challenges of such waivers when enforced by local governments implementing the Coastal Act.

The definition of “existing structures” within the Coastal Act should protect structures built after January 1, 1977

The Commission has also recently urged local governments to add a revised definition of “existing structures” to Local Coastal Programs. This recommended definition codifies the Commission’s preferred interpretation of “existing structures” as those built before the Coastal Act’s effective date of January 1, 1977. This interpretation frequently results in the denial of all shoreline protection to homes and other structures built after January 1, 1977, even when such protection is necessary to defend against storms, erosion, and other natural hazards.

As noted above, the California Constitution recognizes the right to protect property, and Section 30235 codifies this right by requiring the Commission to approve permits for the construction of shoreline protective devices to safeguard existing structures. For most of its existence, the Commission interpreted the phrase “existing structures” to mean structures existing at the time a permit application is made for a protective device. *See* Br. of Resp. Cal. Coastal Comm’n, *Surfrider Found. v. Cal Coastal Comm’n*, No. A110033 (1st Dist. Ct. App. Jan. 2006), at 20 (“[T]he Commission has consistently interpreted section 30235 to refer to structures that exist at the time of the application.”). In recent years, however, the Commission has altered course and taken the position that “existing structures” means structures existing at the time of the enactment of the Coastal Act in 1977.

This redefinition is a radical change to the Coastal Act that unfairly burdens individual homeowners and offers no real benefit to the public in terms of coastal access or enjoyment. The Commission presumably favors this strained untenable interpretation of Section 30235 because it better supports the agency’s aggressive policy of “managed retreat,” *i.e.*, requiring private property owners to abandon the coast and their homes to destruction in the face of natural hazards rather than take sensible actions to protect and preserve the safety and value of their property.

A recent attempt to codify the Commission’s interpretation of Section 30235, AB 1129, failed in the State Assembly. Because it has been unable to achieve its desired policy aims legislatively, the Commission has sought to impose on local governments its errant interpretation of Section 30235 through the certification of Local Coastal Programs and amendments. The Commission’s new approach is contrary to the terms

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of the Coastal Act and the California Constitution. And because the Commission treats renovations that improve 50% or more of a structure as “new development,” Cal. Code Regs. tit. 14, section 13252(b), the seawall waiver policy could further limit coastal access if landowners refuse to improve or redevelop units created before January 1, 1977, out of the fear of losing their constitutional right to protect those structures.

PLF urges the Commission to focus on policies that allow coastal landowners to meet demand by increasing the number of units that are available for sale or rental all along California’s coast, while respecting those landowners settled expectations and valuable property rights.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Talcott", with a stylized flourish at the end.

JEREMY TALCOTT

Attorney

Pacific Legal Foundation