

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
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**W11a**

**LCP-5-LGB-19-0074-1 (SHORT-TERM LODGINGS)  
OCTOBER 7, 2020**

**EX PARTE**

**EX PARTE COMMUNICATION DISCLOSURE FORM**

**RECEIVED**  
OCT 01 2020

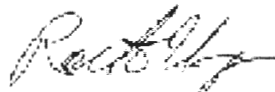
Filed by Commissioner: Roberto Uranga

- 1) Name or description of project: City of Laguna Beach LCP Amendment No (LCP-5-LGB-19-0074-1 (Short Term Lodgings/ Rentals)
- 2) Date and time of receipt of communication: Sept. 30, 2020 at 2:00 pm
- 3) Location of communication: Telephone  
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: Danielle Wilson, Unite HERE
- 5) Identity of person(s) on whose behalf communication was made: Unite HERE
- 6) Identity of persons(s) receiving communication: Roberto Uranga
- 7) Identity of all person(s) present during the communication: Danielle Wilson, Victor Sanchez, Roberto Uranga, Celina Luna

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a briefing with Unite HERE who provided background on their concerns with housing affordability, coastal access and short term rentals in the Coastal zone. They felt strongly that a City that has not met its Regional Housing Needs Allocation (RHNA) numbers should not be allowed to have additional whole house STR's. Their ask is that the Commission not allow more than the grandfathered whole home allocation.

09/30/2020



Date

Signature of Commissioner

**TIMING FOR FILING OF DISCLOSURE FORM:** File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

### EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Steve Padilla

- 1) Name or description of project: City of Laguna Beach LCP Amendment No. (LCP-5-LGB-19-0074-1 (Short-term Lodgings/Rentals))
- 2) Date and time of receipt of communication: 10/1/20, 11:00am
- 3) Location of communication: Web Conference  
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: Danielle Wilson
- 5) Identity of person(s) on whose behalf communication was made: UNITE HERE Local 11
- 6) Identity of persons(s) receiving communication:  
Commissioner Steve Padilla
- 7) Identity of all person(s) present during the communication: Austin Lynch and Danielle Wilson from UNITE HERE, and Commissioner Padilla.

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

The representatives from UNITE HERE expressed their continuing concerns that the proposed amendment would not actually preserve or enhance Low Cost accommodation opportunities. They asserted their belief that a high concentration of whole home STRs could displace or cost-out smaller and hosted more affordable options. They requested the Commission require that the whole home rentals allowed within the maximum limits be limited to the home share category.

10/5/2020  
Date

\_\_\_\_\_  
Signature of Commissioner

**TIMING FOR FILING OF DISCLOSURE FORM:** File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

**To:** Honorable Chair Padilla, Commissioners, and Staff

**From:** UNITE HERE Local 11

**Date:** 8/12/2020

**RE:** Item 10c, City of Laguna Beach LCP Amendment No. LCP-5-LGB-19-00640-1; comparison between hosted home-shares, unhosted whole units, and existing LCOAs across Los Angeles County

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We calculated the cost difference between hosted home-shares, unhosted whole units, and existing motels/B&Bs (existing LCOAs) across Los Angeles County, including various coastal cities and Laguna Beach. Based on these figures, the currently-proposed LCP amendment is inconsistent with goals of the Coastal Act and the City of Laguna Beach's LCP, as unhosted, whole unit STRs are not more affordable than hosted home-shares or existing LCOAs. **To ensure that the LCP amendment is consistent with these standards, the Commission should require the new STRs to be hosted home-shares.**

<b>Jurisdiction</b>	<b>Home-sharing average (hosted, as of June 2020)</b>	<b>Whole apt/home Average (unhosted, as of June 2020)</b>	<b>Cost of existing motel or bed and breakfast options*</b>
<b>County of Los Angeles</b>	\$110.66	\$299.16	\$137.90**
<b>Santa Monica</b>	\$137.19	\$218.58	\$124
<b>Redondo</b>	\$96.37	\$255.09	\$137
<b>Manhattan</b>	\$100.95	\$430.91	\$136.90
<b>Hermosa</b>	\$269.44	\$416.76	\$161
<b>RPV</b>	\$162.63	\$549.33	\$120
<b>Laguna Beach</b>	N/A	\$500	\$182.43

\* With the exception of the County of Los Angeles figure, the other figures reflect the average cost of existing motels/B&B options for the night of August 15, 2020.

\*\* This figure reflects an average of 3 motels/B&Bs in 6 major hotel submarkets across Los Angeles County