

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W13b

LCP-5-LOB-20-0058-3 (City of Long Beach, Short-Term Rentals)

December 15, 2021

CORRESPONDENCE

From: Greta Hunold <gmhunold@gmail.com>

Sent: Wednesday, December 8, 2021 12:04 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Fiala, Shannon@Coastal <shannon.fiala@coastal.ca.gov>

Subject: Public Comment on December 2021 Agenda Item Wednesday 13b - City of Long Beach LCP Amendment No. LCP-5-LOB-20-0058-3 (Short-Term Rentals).

RE: LCPA No. LCP-5-LOB-20-0058-3

City of Long Beach

Item: W13b

December 15, 2021 Hearing

Greta Hunold

In favor of approval of IP Amendment with Suggested Modifications.

This letter was also sent to staff.

Honorable Commissioners and Staff,

I am a short-term rental host in Long Beach. Using my property as a vacation rental allows me to provide visitors with an authentic experience of the Southern California coast, while helping me save for property taxes and retirement.

Vacation rentals like mine are a huge draw to traveling families who want to explore Long Beach on a budget. These families spend money at local stores and venues, expanding the benefits of Long Beach's tourism economy to areas outside of traditional hotel districts.

The Long Beach ordinance, now a year in operation in non-coastal zones, has successfully demonstrated that short term rentals can operate responsibly, benefiting neighborhoods and residents, with a level of oversight and accountability provided by local government.

Most STR hosts have a little income boost from hosting that let's many afford to stay in neighborhoods they love, which supports neighborhood vitality and stability. Hosts act as ambassadors directing their guests to the best beaches, shops and restaurants Long Beach has to offer. Hosting also boosts tax revenue for cities to help pay for city services.

I support the certification of the Local Coastal Plan amendment request with suggested staff modifications.

I believe that adoption and certification of the staff recommendations supports visitor-serving coastal access for all income groups.

Sincerely,

Greta Hunold
District 6 in Long Beach

From: Ernestine Piskackova <piskackova.em@gmail.com>

Sent: Wednesday, December 8, 2021 4:19 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on December 2021 Agenda Item Wednesday 13b - City of Long Beach LCP Amendment No. LCP-5-LOB-20-0058-3 (Short-Term Rentals).

Dear Commissioners,

Regarding the proposal that HOAs cannot prohibit STRs within their buildings, there are two particularly important features to consider:

1) Condominiums buildings generally do not have security staff or a front desk.

Access is limited to owners and long-term tenants, who are screened and interviewed before they receive a lease.

Allowing access to transient strangers in STRs compromises the security of all residents.

It is an undue burden to ask an HOA community to assume the security risks that STRs involve, especially in coastal Long Beach, where crime against persons and property is high.

2) HOA members share the cost of water, electricity, trash removal, and building upkeep.

One and two bedroom condos generally house 1-3 people, but the proposed rules allow 4-6 people in STRs, which results in a greater use of common resources and more wear and tear on the building.

Prohibiting HOAs from restricting STRs will result in HOA members having to subsidize them, due to their disproportionate use of resources -- again, an unfair burden. Many condo buildings in Long Beach are small (ours has twelve units) so additional shared costs make a large impact.

To broaden the perspective to the community as a whole and the issue of access and diversity, Long Beach has a diverse population and there are many affordable rentals in and around the coastal Alamitos Beach neighborhood. AirBnB, on the other hand, is notorious for discrimination against minorities, and scanning their website one can see that their members skew white and middle class. Properties that become STRs will displace people of color in a diverse neighborhood and contribute to homelessness (thus to crime and a greater need for well-secured buildings).

In the building in which I live, one third of the owners are Black, one third are white, one sixth are Latinx, and one sixth are Asian. Two thirds of the renters are people of color -- to run an STR here, one of them would need to be evicted.

Regarding inclusion: Because of the economic and ethnic diversity of Long Beach residents and a very efficient bus service, the beaches in the summer are heavily used by local people from poorer neighborhoods, who come on the bus with their families to spend a day at the beach. I suggest you visit Long Beach and observe this -- on the 4th of July the buses going down to the beach are standing room only. I would be sorry to see the families of color picnicking on the beach replaced by hip and affluent STR visitors. It would be helpful to look carefully at demographics and actual use of coastal resources before you make changes that may, in fact, undermine diversity.

Please think about the specifics of our community before you force more STRs on our neighborhoods. And please reconsider the fairness of requiring condo residents to compromise their security and pay increased utility and maintenance costs to accommodate STRs.

Thank you for your kind attention.

Yours sincerely,

Ernestine Piskáčková

--

Ernestine McHugh Piskáčková

Professor Emerita of Anthropology and Religion

University of Rochester

<https://www.upenn.edu/pennpress/book/13498.html>

From: Lars Sahanaja <lars.saha@gmail.com>

Sent: Wednesday, December 8, 2021 4:40 PM

To: Fiala, Shannon@Coastal <shannon.fiala@coastal.ca.gov>; SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on December 2021 Agenda Item Wednesday 13b - City of Long Beach LCP Amendment No. LCP-5-LOB-20-0058-3 (Short-Term Rentals)

RE: LCPA No. LCP-5-LOB-20-0058-3

City of Long Beach

Item: W13b

December 15, 2021 Hearing

Indra Lars Sahanaja

In favor of approval of IP Amendment with Suggested Modifications

To the Commissioners and Staff,

Happy Holidays. I am a short-term rental host in Long Beach. Using my property as a vacation rental allows me to provide visitors with an authentic experience of the Southern California coast, while serving as a valuable income stream to help cover my mortgage, costs, and allow me and stay in my home. Vacation rentals like mine are a huge draw to traveling families who want to explore Long Beach on a budget. These families spend money at local stores and venues, expanding the benefits of Long Beach's tourism economy to areas outside of traditional hotel districts. In the wake of COVID, travelers want alternative options for a safe and hosted stay.

The Long Beach ordinance, now a year in operation in non-coastal zones, has successfully demonstrated that short term rentals can operate responsibly, benefiting neighborhoods and residents, with a level of oversight and accountability provided by local government. Most STR hosts have a little income boost from hosting that let's many afford to stay in neighborhoods they love, which supports neighborhood vitality and stability. Hosts act as ambassadors directing their guests to the best beaches, shops and restaurants Long Beach has to offer. Hosting also boosts tax revenue for cities to help pay for city services. I support the certification of the Local Coastal Plan amendment request with suggested staff modifications. I believe that adoption and certification of the staff recommendations supports visitor-serving coastal access for all income groups.

Furthermore, I strongly feel that **Accessory Dwelling Units (ADUs) that are owner-occupied OR constructed before the state law AB 3182 was enacted should be removed from the prohibited buildings list.** California state law AB 3182, which limits ADU vacation rentals also states that if the owner lives in either the main residence or an ADU on the property, then the property does not count as a rental unit and doesn't necessarily need to be subject to the prohibitive use of ADUs for short-term-rental. Yet the current Long Beach ordinance has enacted a ban on ADU vacation rentals across-the-board with the reason simply being to comply with state law. However, the state law even makes allowance for owner-occupied properties and ADUs that predate state law.

Please consider these points in to modifying the ordinance to be best for hosts, guests, and the City of Long Beach. Thank you for you time and consideration.

Sincerely,

Indra Lars Sahanaja

Home Owner and Short-term Rental Host

District 5 in Long Beach - California Heights

From: Kathryn Levassiur <levassiurk@gmail.com>

Sent: Thursday, December 9, 2021 6:20 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on December 2021 Agenda Item Wednesday 13b - City of Long Beach LCP Amendment No. LCP-5-LOB-20-0058-3 (Short-Term Rentals).

Dear Chair Padilla and CA Coastal Commissioners,

Support - Public Comment on December 2021 Agenda Item Wednesday 13b - City of Long Beach LCP Amendment No. LCP-5-LOB-20-0058-3 (Short-Term Rentals).

On behalf of our members, we stand in support of short term rental property owners in Long Beach and their rights to apply and qualify for STR permits, provide affordable visitor accommodations, collect and remit TOT and for the sensible modifications that the California Coastal Commission is recommending for the City of Long Beach, with the exception that the CCC and the City of Long Beach recognize accessory dwelling units (ADUs) as permitted dwellings for purposes of STR.

We applaud the recommended additional 350 STR permits in the coastal zone, separate from the 800 permit cap passed by Long Beach City Council and limiting the ability of building owners and majorities of census tracts to remove STRs from their geographic areas.

We thank you for the time and care taken to create and recommend these City of Long Beach STR regulation modifications.

Sincerely,
Kathryn Levassiur
Huntington Beach Short-Term Rental Alliance
Cell: 714.343.7931
Email: info@hbstra.org | Website: <https://www.hbstra.org/>

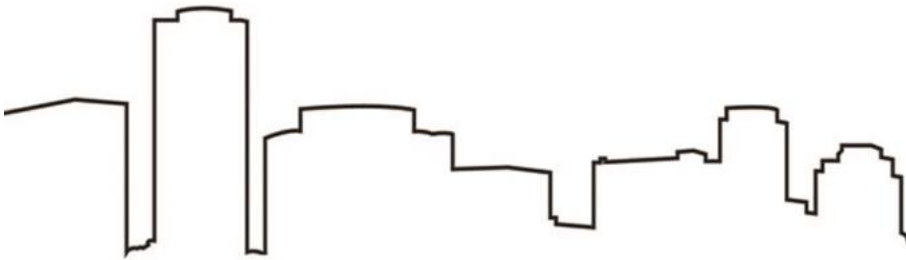


From: Jean Young <visitbeautifulongbeach@gmail.com>

Sent: Thursday, December 9, 2021 12:59 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Fiala, Shannon@Coastal <shannon.fiala@coastal.ca.gov>

Subject: Public Comment on December 2021 Agenda Item Wednesday 13b - City of Long Beach LCP Amendment No. LCP-5-LOB-20-0058-3 (Short-Term Rentals).



We Share Long Beach

RE: LCPA No. LCP-5-LOB-20-0058-3

City of Long Beach

Item: W13b

December 15, 2021 Hearing

Eugenie Young, Long Beach Hosting Club Leader

In favor of approval of IP Amendment with Suggested Modifications.

This letter was also sent to staff.

Honorable Chair Padilla and CA Coastal Commissioners,

I am a 65-year old divorced female who has hosted in Long Beach since 2014. My demographic represents 60% of all US Airbnb hosts. Short term renting my property allows me to save for property taxes and retirement, while providing visitors with a unique, personalized experience of Southern California, including our beautiful coastline and its beaches.

Vacation rentals like mine are a huge draw to traveling families who want to explore Long Beach on a budget. These

families spend money at local stores and venues, expanding the benefits of Long Beach's tourism economy to areas outside of traditional hotel districts.

The Long Beach ordinance, now a year in operation in non-coastal zones, has successfully demonstrated that short term rentals can operate responsibly, benefiting neighborhoods and residents, with a level of oversight and accountability provided by local government. City rules have weeded out the bad actors while protecting the right of homeowners like me to rent out our homes.

Most STR hosts say that hosting helps them afford to stay in neighborhoods they love, which supports neighborhood vitality and stability. Hosts act as ambassadors directing their guests to the best beaches, shops and restaurants Long Beach has to offer. Hosting also boosts tax revenue for cities to help pay for city services.

I support the certification of the Local Coastal Plan amendment request with suggested staff modifications. My only additional recommendation is that Accessory Dwelling Units (ADUs) permitted and constructed before the Long Beach ordinance was enacted be removed from the STR prohibited buildings list.

Sincerely,

Eugenie Young
Leadership Team
Long Beach Hosting Club
Cell/Text 562-857-2427
visitbeautifullongbeach@gmail.com

From: rmcheek@dnxengineers.com <rmcheek@dnxengineers.com>

Sent: Friday, December 10, 2021 11:34 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Cc: 'Hamlet Vazquez' <hvazquez@actionlife.com>; 'Rola Karam' <rkaram@westoceanhoa.com>; 'Mike Dunfee' <mdunfee@westoceanhoa.com>; 'Daniel Kenber' <dkenber@westoceanhoa.com>; 'Wendy Sauls' <wsauls@westoceanhoa.com>

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Our condominium is our home along with 255 other households. It is not reasonable that we have some control over what kind of residency is allowed in our building. We currently allow owners to rent their unit for 30 days which allows for property rights of owners yet maintains the character of the homes we purchased in a busy city. We in no way restrict the beach and tourist activity in the area. Please do not further restrict our ability to enjoy our safe and friendly environment.

Ron Cheek
President, West Ocean Association

Ronald M. Cheek, PE
400 W Ocean Blvd. Unit 1503
Long Beach, CA 90802
(714)394-4035