

## **CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



# **W14f**

**LCP-6-SAN-21-0046-2 (Short Term Rentals)**

**March 2022**

**CORRESPONDENCE**

**Llerandi, Alexander@Coastal**

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**From:** apflaumer@epconsulting.com  
**Sent:** Wednesday, September 22, 2021 8:02 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Mission Beach

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Adam Pflaumer  
[apflaumer@epconsulting.com](mailto:apflaumer@epconsulting.com)

**Llerandi, Alexander@Coastal**

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**From:** Jake Huckabone <jakerhuckabone@gmail.com>  
**Sent:** Friday, September 24, 2021 12:38 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** STRs in Mission Beach

Dear Mr. Alex Llerandi and Commissioners,

STRs play a large role in bringing in tourism and in turn money to the Mission Beach community. All the local businesses are provided more and more customers coming to enjoy the beautiful San Diego weather! The many different companies working with STRs are providing more and more jobs to people in our community as well. Between the actual rental companies and the 3rd party vendors that are used by those companies (cleaning companies, contractors, etc.), many well-paying job opportunities have been opening up as this industry is continuing to grow!

Thank you for your time,

- Jake Huckabone

**Llerandi, Alexander@Coastal**

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**From:** wendy w <wendylu72@hotmail.com>  
**Sent:** Wednesday, September 22, 2021 6:44 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

My family has long enjoyed Mission Beach, and the fact that we could rent a home there for us all to stay. The majority of owners have responsibly managed their STR's. Being able to spend a week on the beach or bay is an iconic part of San Diego. My parents used to bring us here every year and rent home on the bay. Some of these owners purchased their property as a responsible move for retirement; to either sell the home or continue renting it when they reached retirement so they would have some income. Please don't destroy this wonderful, iconic part of San Diego.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.



**Llerandi, Alexander@Coastal**

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**From:** Anita Beckmann <anitabeckmann@icloud.com>  
**Sent:** Tuesday, October 05, 2021 12:39 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Vacation rentals

Please please stop trying to place controls on housing or vacation housing in Mission Beach or elsewhere in San Diego.

This city is a wonderful place that people want to visit. No longer feeling comfortable in hotels people want and need to feel safe on their vacations being able to stay and be around their core group only. Hotels are scary in these times.

I don't doubt if the hotel lobbyists are driving such initiatives to reduce vacation housing.

Change is difficult but we are a free country and have the right to happiness and the persist of it in choosing our place to stay!

Anita Beckmann  
San Diegan  
Vacation Home Manager and  
Frequent Guest of Mission Beach Homea with my Family

Sent from my iPhone

**Llerandi, Alexander@Coastal**

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**From:** Christy Nailling <cnailling01@gmail.com>  
**Sent:** Friday, September 24, 2021 11:35 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach!

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Please continue to allow STRs to occupy and enjoy the Mission Beach neighborhood. We support this!

Best,  
Christy Nailling

**Llerandi, Alexander@Coastal**

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**From:** Bruce Barsook <bbarsook@yahoo.com>  
**Sent:** Monday, October 11, 2021 10:54 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, <BR><BR>Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. <BR><BR>The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.<BR><BR>San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here. <BR>

Sent from my iPhone

## Llerandi, Alexander@Coastal

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**From:** Rachel's Email <rachelflores1969@gmail.com>  
**Sent:** Tuesday, October 05, 2021 9:18 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Rachel Flores

Sent from Rachel's iPhone

**Llerandi, Alexander@Coastal**

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**From:** Cindy Lu <cindylu@CHROPartners.com>  
**Sent:** Thursday, October 07, 2021 4:56 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians. San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Be well!

Cindy Lu

Sent from my iPad

**Llerandi, Alexander@Coastal**

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**From:** Janet Jack <janetsuejack@gmail.com>  
**Sent:** Wednesday, September 29, 2021 8:39 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, <BR><BR>Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians and visitors of others. San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here. Our family have had so many great vacations and memories in Mission Beach. We hope to have many more. Please consider these details in the email. Thank you

Sent from my iPhone

## Llerandi, Alexander@Coastal

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**From:** Kevin Currie <kcurrie8@gmail.com>  
**Sent:** Saturday, September 25, 2021 9:57 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Missions Beach STR

Hi Alex and Commissioners,

We purchased a home in Mission Beach. After years of taking our family on vacation and watching our kids grow up loving Mission Beach, we were fortunate enough to be able to purchase our own home at the beach. While our jobs prohibit us from spending 100% of our time at the beach, we love the fact we can share Mission Beach with others through STR. We've met so many great families while they are renting on our street and hate to think they wouldn't be able to enjoy all that Mission Beach has to offer.

I hope you will look beyond the small but vocal anti STR people and think about the families involved on both sides who want the opportunity to enjoy one of the most beautiful places in the country. I am always open to speaking directly if you would like to better understand my story and opinion.

Thank You,  
Kevin & Julie Currie  
815 Santa Barbara Pl  
248.219.5224

**Llerandi, Alexander@Coastal**

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**From:** Elaine Barber <egbarber@gmail.com>  
**Sent:** Sunday, October 03, 2021 4:34 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Thanks Dear Mr. Alex Llerandi and Commissioners, <BR><BR>Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. <BR><BR>The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.<BR><BR>San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here. <BR>

Sent from my iPhone



## Llerandi, Alexander@Coastal

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**From:** Brad Leach <Brad@tomscamperland.com>  
**Sent:** Wednesday, September 22, 2021 9:36 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** STR's

Mr. Llerandi and SD STR

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Do not let the minority ruin this special balance of vacation and economic opportunity.

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**Brad Leach**

*Arizona President*

*RV Retailer Executive Team*

Email: [bleach@rvretailer.net](mailto:bleach@rvretailer.net)  
Office: 480-894-1267

One Financial Plaza  
100 SE Third Avenue, Suite 1850  
Fort Lauderdale, FL 33394

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## **Llerandi, Alexander@Coastal**

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**From:** Walbert, Doug <Doug.Walbert@maritz.com>  
**Sent:** Wednesday, September 29, 2021 8:50 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

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**Llerandi, Alexander@Coastal**

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**From:** sunset.sands.kap@gmail.com  
**Sent:** Wednesday, September 22, 2021 2:24 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** vacation rental

To: [Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov), [SanDiegoSTR@coastal.ca.gov](mailto:SanDiegoSTR@coastal.ca.gov)

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

In my own words, there has been many hours of compromise, listening, understanding all sides of this issue and after a very good solution has been reached, please approve it. Many people would want the "free for all" that is happening now, but being good citizens

we are willing to accept the changes even though they could affect us financially. We are seniors who have owned our vacation rental since 1996 and have it managed locally. We stay there in the winter ourselves for 4-6 months to improved it and enjoy San Diego.

My husband is handicapped and we have depended on our vacation rental income for all these years. We hope to be able to continue under the lottery system, but we realize we might lose. But still to have peace in the community is worth it.

Please listen to the citizens of Mission Beach and make these new changes that will benefit the quality of the community.

The city will be losing money with less vacation rentals and if you limit it more, more income will affect local business and the city.

Thank you,

Karen Pluth  
owner of Sunset Sands Vacation Rental  
3755 Ocean Front Walk #14  
San Diego, CA 92109

**Llerandi, Alexander@Coastal**

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**From:** lynn smith <lrsmith9646@gmail.com>  
**Sent:** Thursday, September 23, 2021 8:09 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Save STRs on Mission Beach

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

We own 1 STR unit. We are thrilled to spend 3 months a year at Mission Beach and enjoy the beautiful coast with our friends and family. We are able to do this because we responsibly rent our property out the rest of the year to make our dream affordable. We know and respect our neighbors. We maintain our property; because it is our home. In many cases, we have maintained our property better than other long term renters and live-in property owners. We are committed to making Mission Beach a destination that everyone can enjoy.

Property owners and ST renters such as ourselves, help the Mission Beach community stay vibrant and accessible. Please support reasonable STR rental limits and keep the beaches open to all.

Thank you

Lynn Smith  
[lrsmith9646@gmail.com](mailto:lrsmith9646@gmail.com)

**Llerandi, Alexander@Coastal**

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**From:** Scott Young <stayoungpapa@gmail.com>  
**Sent:** Sunday, October 10, 2021 8:13 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, <BR><BR>Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. <BR><BR>The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.<BR><BR>San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here. <BR>

Sent from my iPhone

**From:** john egan <jcegan91@gmail.com>  
**Sent:** Thursday, September 23, 2021 9:38 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** STR's

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

**Llerandi, Alexander@Coastal**

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**From:** Christina Katz <christinakatz@me.com>  
**Sent:** Thursday, September 23, 2021 6:38 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Please approve

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

**I want my voice to be heard. Please approve. I support this policy!**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you,  
Christina Katz



**Llerandi, Alexander@Coastal**

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**From:** Sonya MILLER <millersonya@comcast.net>  
**Sent:** Tuesday, September 21, 2021 6:50 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Save Mission Beach STRs

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,  
Sonya Miller  
916 599-1743

**Llerandi, Alexander@Coastal**

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**From:** Blaine Smith <blaines12@gmail.com>  
**Sent:** Tuesday, September 21, 2021 4:29 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Please support Mission beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance.

Please support the ordinance!

Thank you,  
Blaine Smith  
Mission Beach

## Llerandi, Alexander@Coastal

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**From:** ais@streeterprinting.com  
**Sent:** Tuesday, October 05, 2021 4:12 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

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I live in San Diego County (Poway) and we utilize STR's every year with our children and grandchildren. Please don't take that away from us!

Sincerely,

Adrienne Streeter

## Llerandi, Alexander@Coastal

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**From:** Sherah LaBonte <princess12488@hotmail.com>  
**Sent:** Saturday, October 09, 2021 5:00 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

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## Llerandi, Alexander@Coastal

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**From:** Cynthia Lingg <cynthialingg@gmail.com>  
**Sent:** Monday, October 04, 2021 9:51 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, <BR><BR>Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. <BR><BR>The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.<BR><BR>San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here. <BR>

Cynthia Lingg  
[\(619\) 840 7979](tel:6198407979)  
The Lingg Team  
DRE# [01385641](https://www.cynthialingg.com)  
<https://cynthialingg.com>

<http://infusionhomedesign.com>

Big Block Realty



**Llerandi, Alexander@Coastal**

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**From:** Brad George <brad@gpscity.com>  
**Sent:** Wednesday, September 22, 2021 4:16 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Thank you for your support in this matter. I am an owner of a condo on Mission beach and I would like to make the following comments.

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Brad Timinski  
Las Vegas, NV

**Llerandi, Alexander@Coastal**

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**From:** M Akin <makin54@yahoo.com>  
**Sent:** Sunday, October 10, 2021 7:53 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you for your time,

Marie Akin

**Llerandi, Alexander@Coastal**

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**From:** Amanda Abbott <abbottrnj@gmail.com>  
**Sent:** Wednesday, September 29, 2021 5:16 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners, Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians. San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Amanda Abbott

Sent from my iPhone



**Llerandi, Alexander@Coastal**

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**From:** Ray Steinberger <ray.steinberger@gmail.com>  
**Sent:** Sunday, October 03, 2021 6:45 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

**Llerandi, Alexander@Coastal**

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**From:** Steve Chang <changmd@gmail.com>  
**Sent:** Tuesday, September 28, 2021 8:55 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** San Diego STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you for your help and consideration.

Steve Chang

**Llerandi, Alexander@Coastal**

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**From:** Gus Kefalopoulos <gkefalop@yahoo.com>  
**Sent:** Sunday, September 26, 2021 8:51 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit

Dear Mr. Alex Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

Gus Kefalopoulos  
Property Owner and San Diego Resident

**Llerandi, Alexander@Coastal**

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**From:** Doug Robertson <vstar1100@hotmail.com>  
**Sent:** Tuesday, September 21, 2021 5:26 PM  
**To:** SanDiegoSTR@Coastal; Llerandi, Alexander@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small, but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Our family is proud to have a single property in Mission Beach and besides spending lots of time there personally, when we can't, we love to share it with short term vacationers that come to experience America's Finest City. We truly believe our clients alone bring \$100's of thousands of dollars into the San Diego economy every year.

Thank you for your time.

Doug Robertson

**Llerandi, Alexander@Coastal**

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**From:** Jennifer Perez <jennipk@yahoo.com>  
**Sent:** Wednesday, October 06, 2021 12:05 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Jennifer Perez

**Llerandi, Alexander@Coastal**

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**From:** Cheryl Nodland <cdnodland@gmail.com>  
**Sent:** Friday, September 24, 2021 10:57 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Ed and Cheryl Nodland  
4211 Bayard St  
San Diego CA 92109

## Llerandi, Alexander@Coastal

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**From:** Kyle McDaniel <kmkylemcdaniel@gmail.com>  
**Sent:** Wednesday, October 06, 2021 1:44 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Kyle McDaniel

To: [Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov), [SanDiegoSTR@coastal.ca.gov](mailto:SanDiegoSTR@coastal.ca.gov)

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. We are a responsible landlord and homeowner in the Mission Beach area and want to continue to help the business and this area in general thrive by bringing in people from outside the area. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

Tammy Cattarin  
650-492-0680



July 16th, 2020

California Coastal Commissioners,

I want to share our perspective on renting our California beach home.

My wife and I were fortunate enough to buy a home on the beach in La Jolla. We are able to spend some weekends and some weeks there. Eventually, we will retire there. In the meantime, my wife and I have really enjoyed hosting guests who come from inland California, from across the county, and from around the world.

For instance, last Christmas we hosted a family with three generations: grandfather, parents, and two young children from New York City. They got an experience that could not be provided any other way: celebrating Christmas together in a home on the beach with access to swimming and views of the surfers, seals, dolphins, and sunsets.

Many of our guests say they want to come back:

***A new tradition for our family. - Joy C.***

*We live in Arkansas and our daughter and 19 month old granddaughter live in Sonoma. We gave this trip to my husband for his 75th birthday so he could be someplace where he can see the ocean and it's warm. This was the perfect spot. . . . The view is spectacular. The location is convenient . . . It is quiet unless the windows are open to hear the waves of SanDiego. . . We're already planning our next (now annual) visit."*

If SanDiego prevents us from short term renting, our beach home will be empty when we aren't using it because if we took a long term renter then we couldn't use the beach house for weekends or weeks anymore.

I believe that if SanDiego prevents short term renting, the vast majority of second homes along the coast will be left empty and unused for the majority of the year. Short term renting is the only way that owners can use their homes when they want to. I feel empty beach homes would be a terrible shame. Our place is so special. We are so lucky, and we genuinely enjoy sharing our beach home with other families.

Sincerely,

Greg Ruckman

## Llerandi, Alexander@Coastal

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**From:** JOHN SMITH <jsmith9646@comcast.net>  
**Sent:** Thursday, September 23, 2021 8:25 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance

Hello Mr. Alex Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to my family and all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

I presently own a condo that I use with my family for 3-4 months each year. We have many family and holiday events at the beach every year. The remainder of the year, I use a well known local company to rent my unit as a short term rental. They meet every tenant to hand off keys and convey the privacy and noise rules to each tenant. I have never had an incident that required any police intervention.

Without the rental option I could not afford to keep my property. The price of beach property has escalated along with the associated annual real estate tax. Thus, I need to utilize the STR strategy in order to enjoy the beach property with my family.

Although I wish that the percent of STRs allowed was higher, I wish to support this process that San Diego has passed. I wish the amount of STRs was higher because many of my neighbors are in the same situation. If they cannot get a license next year, they may need to sell their homes. A massive sell off of properties will most likely cause a "buyers market". Thus, causing home values and real estate taxes to plummet.

Thank you for your time,  
John Smith  
303-249-0630 Direct

**Llerandi, Alexander@Coastal**

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**From:** Paul Kulas <pjkulas@kulas-law.com>  
**Sent:** Friday, September 24, 2021 7:12 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Paul J. Kulas

**Llerandi, Alexander@Coastal**

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**From:** Eileen D <eileen@missionsands.com>  
**Sent:** Tuesday, September 21, 2021 7:34 PM  
**To:** SanDiegoSTR@Coastal; Llerandi, Alexander@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you very much.

Regards,

Eileen Delallana

## **Llerandi, Alexander@Coastal**

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**From:** Annette Luetzow <annette5977@yahoo.com>  
**Sent:** Wednesday, October 06, 2021 11:13 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Annette Luetzow

**Llerandi, Alexander@Coastal**

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**From:** Alex Lazur <alex@lazur.org>  
**Sent:** Wednesday, October 06, 2021 11:26 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Alex Lazur

**Llerandi, Alexander@Coastal**

---

**From:** Bill Jenkins <teamjenkinslasvegas@gmail.com>  
**Sent:** Tuesday, September 21, 2021 4:46 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,  
**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs - a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Regards,

Bill & Fran Jenkins

Bill Jenkins  
Team Jenkins Ranked Top 1% Nationally  
Professional Real Estate Coach and Sales  
Nevada Realty Connection  
10120 S. Eastern Av. Suite 238  
Henderson, NV 89052  
702-845-8540 Cell  
702-860-5432 Office

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For Sellers  
[www.SoldByJenkins.com](http://www.SoldByJenkins.com)

For Buyers/Investors  
<http://LasVegasFindAHome.com>





**Llerandi, Alexander@Coastal**

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**From:** Janice LeBrun <janlebrun@fastmail.com>  
**Sent:** Saturday, September 25, 2021 11:57 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** San Diego STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you for your assistance and helping to keep Mission Beach successfully providing vacationers an affordable place for a family vacation! This also helps other businesses in San Diego because when vacationers come to affordable Mission Beach, they are able to spend more taxable dollars on other things like food, entertainment, and shopping!

Janice LeBrun  
Mission Beach Towers Unit Owner

**Llerandi, Alexander@Coastal**

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**From:** Terrence Zehrer <leezehrer@hotmail.com>  
**Sent:** Wednesday, October 06, 2021 11:20 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Terrence Zehrer

**Llerandi, Alexander@Coastal**

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**From:** kens@galwaydowns.com  
**Sent:** Tuesday, September 28, 2021 10:43 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** San Diego STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank You & Kind regards,

Ken Smith  
Proud Owner | Galway Downs  
951-232-1880  
[kenS@galwaydowns.com](mailto:kenS@galwaydowns.com)



**Llerandi, Alexander@Coastal**

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**From:** Jeff <Jeff@coastalpro.com>  
**Sent:** Wednesday, September 22, 2021 10:36 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

## **Llerandi, Alexander@Coastal**

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**From:** Dane McCleary <danemccleary@gmail.com>  
**Sent:** Friday, September 24, 2021 9:57 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Protect Short-Term Rentals in Mission Beach!

Mission Beach has a long history of rentals. My family spends 2-3 vacations in Mission Beach a year because we don't live on the coast. Taking that opportunity away from others is against the very reason we have the Coastal Act; protecting shoreline public access.

Please don't let a few upset neighbors ruin this opportunity for thousands of families seeking a vacation at the beach. We must preserve this opportunity!

Thanks,  
Dane McCleary

**Llerandi, Alexander@Coastal**

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**From:** Brent Levetan <blevetan@yahoo.com>  
**Sent:** Tuesday, September 21, 2021 7:49 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. As a Mission Beach property owner, I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

Brent Levetan

**Llerandi, Alexander@Coastal**

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**From:** Thomas Harrison <tomharrisonnz@yahoo.com>  
**Sent:** Monday, October 11, 2021 2:01 PM  
**To:** SanDiegoSTR@Coastal; Llerandi, Alexander@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Regards,

Tom Harrison.

**Llerandi, Alexander@Coastal**

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**From:** Katie Teixeira Smith <katiet529@gmail.com>  
**Sent:** Tuesday, September 21, 2021 4:42 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,  
Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit. The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Katie Smith



**Llerandi, Alexander@Coastal**

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**From:** Brad Smith <brads@southwesttraders.com>  
**Sent:** Wednesday, September 22, 2021 4:42 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

I have had the pleasure of enjoying Mission Beach for the last 2 decades thanks to STR. Dating back to my college days, friends and I would drive from Temecula to stay and enjoy Mission Beach for 1-2 weeks in the summer. Had we had to stay in a hotel, that simple would not be an option because of the cost. My friends and I still take that same trip 15 years later. But now we bring our families & children and get to enjoy all that Mission Beach, and the ocean, has to offer. The Mission Beach, and surrounding areas, have thrived for decades due to tourism like mine. Majority of the locals, the Mission beach Town Council & all businesses support overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs

I support this policy and hope you will ignore the small, but vocal anti-STR faction that misrepresents Mission Beach.

Thank you for your consideration.

Best,

Brad Smith

**Llerandi, Alexander@Coastal**

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**From:** Patience Fisher, Bonneville Realty, 435-512-1512 <patiencefisher@gmail.com>  
**Sent:** Monday, October 11, 2021 9:48 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** save mission beach

To: [Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov), [SanDiegoSTR@coastal.ca.gov](mailto:SanDiegoSTR@coastal.ca.gov)

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

--

Patience M Fisher  
Bonneville Realty  
Utah Real Estate Broker  
Idaho Real Estate Broker  
Utah Licensed Appraiser  
(435) 512-1512

**Llerandi, Alexander@Coastal**

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**From:** Joseph Rocco <joe.d.rocco@gmail.com>  
**Sent:** Wednesday, October 06, 2021 12:16 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Joseph Rocco

**Llerandi, Alexander@Coastal**

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**From:** Shaylene Lewis <shaylene.lewis@cox.net>  
**Sent:** Wednesday, October 06, 2021 12:55 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Shaylene Lewis

**Llerandi, Alexander@Coastal**

---

**From:** Bob Chicca <bobchicca3@gmail.com>  
**Sent:** Monday, October 04, 2021 11:51 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income, to afford to live here in San Diego.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Bob Chicca

**Llerandi, Alexander@Coastal**

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**From:** Robert Brown <RobBrownVegas@gmail.com>  
**Sent:** Wednesday, October 06, 2021 11:47 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Robert Brown

## Llerandi, Alexander@Coastal

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**From:** Camila Tran <loveinfused@gmail.com>  
**Sent:** Tuesday, January 04, 2022 2:32 PM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** mayortoddgloria@sandiego.gov; cityattorney@sandiego.gov; joelacava@sandiego.gov; jennifercampbell@sandiego.gov; stephenwhitburn@sandiego.gov; monicamontgomery@sandiego.gov; marnivonwilpert@sandiego.gov; chriscate@sandiego.gov; raulcampillo@sandiego.gov; vivianmoreno@sandiego.gov; seanelorivera@sandiego.gov  
**Subject:** Active Duty Military member that supports protecting short-term rentals (STRs) in San Diego.

I support protecting short-term rentals (STRs) in San Diego. I am an Active Duty Coast Guard member that was forced to move from San Diego and having an STR has saved my future home from having to be sold, keeps my children in College, and allows us to come HOME as often as we can afford to. We run an LLC and strictly enforce the "Good Neighbor" policy. Please don't take this way of life away from us.

STRs have been an important part of San Diego's beach communities for decades where they serve as low-cost visitor accommodations that preserve beach access for all Californians. Additionally, many families and neighborhood businesses depend on the income created by STRs to make ends meet.

The Good Neighbor STR Ordinance passed by the City Council is a fair compromise that preserves STRs while providing reasonable protections for neighborhoods. I urge you to protect STRs by supporting the ordinance.

Please reconsider.

**Llerandi, Alexander@Coastal**

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**From:** Henry Ho <jeweladdict@hotmail.com>  
**Sent:** Wednesday, September 22, 2021 8:19 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

My wife and I are both born and raised in San Diego. We have been lucky enough to call City Heights, Lemon Grove, El Cajon, and Mira Mesa our home. Our goal is to retire at the beach (in 20 or so years) and we were lucky enough to purchase a home in Mission Beach to allow for this. Please keep the STR alive. Without it, there is no way we would be able to afford the mortgage payments, and we would most likely have to give up on our dream.

Henry and Vanessa



**Llerandi, Alexander@Coastal**

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**From:** justin barlow <jbarlow83@gmail.com>  
**Sent:** Thursday, January 13, 2022 7:28 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Any limit on Short Term Rentals is Motivated by Racism

I support protecting short-term rentals (STRs) in San Diego.

Any limitation or prohibition of STRs is motivated by racism. Home owners do not like it when people of different ethnic backgrounds vacation in their neighborhoods, so they come up with exclusionary policies like this to further oppress these groups. It is embarrassing that my community would even consider this elitist regulation!

STRs have been an important part of San Diego's beach communities for decades where they serve as low-cost visitor accommodations that preserve beach access for all Californians. Additionally, many families and neighborhood businesses depend on the income created by STRs to make ends meet.

The Good Neighbor STR Ordinance passed by the City Council is a fair compromise that preserves STRs while providing reasonable protections for neighborhoods. I urge you to protect STRs by supporting the ordinance.

JB

**Llerandi, Alexander@Coastal**

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**From:** Robert Brown <robbrownvegas@gmail.com>  
**Sent:** Tuesday, September 21, 2021 7:20 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Dear Mr. Alex Llerandi and Commissioners

## **I have owned property and lived in Mission Beach on and off since 2005 and I support STRs and the community approved 30% limit**

Earlier this year, the San Diego City Council passed an STR Ordinance. The new law is scheduled to take effect citywide on July 1, 2022, but must first obtain approval from the California Coastal Commission which oversees San Diego's beach communities.

Opponents of STRs are petitioning the California Coastal Commission to reject the ordinance and the Mission Beach community-supported limit of 30%. If successful, they could then advocate for fewer STR licenses or all-out bans in lieu of the workable compromise that was passed.

This is not right for Mission Beach. Mission Beach has had vacation rentals at ~30% since the 1970s or earlier and this compromise was hard to reach...please respect the carve out for Mission Beach and support long term vacation rental history of Mission Beach and small business owners who have owned and operated short term rentals in Mission Beach for generations.

--

Rob Brown, MSRE  
Fantastik Realty  
Owner | Broker  
CA DRE Lic# 01796328  
NV NRED Lic# 1000818

San Diego Office(Mailing Address): PO Box 91231, San Diego CA 92169  
Las Vegas Office: 9890 S. Maryland Parkway, #200A, LV, NV 89183

Cell 858.397.3108 | Fax 800.508.2012

[RobBrownVegas@gmail.com](mailto:RobBrownVegas@gmail.com)

<http://www.FantastikRealty.com>

## Llerandi, Alexander@Coastal

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**From:** Loren Uber <loren@theuberco.com>  
**Sent:** Thursday, October 14, 2021 2:00 PM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** mayortoddgloria@sandiego.gov cityattorney@sandiego.gov joelacava@sandiego.gov  
jennifercampbell@sandiego.gov stephenwhitburn@sandiego.gov  
monicamontgomery@sandiego.gov marnivonwilpert@sandiego.gov chriscate@sandiego.gov  
raulcampillo@sandiego.gov vivianmoreno@sandiego.gov  
**Subject:** I support protecting short-term rentals (STRs) in San Diego.

To whom it may concern;

I support protecting short-term rentals (STRs) in San Diego.

STRs have been an important part of San Diego's beach communities for decades where they serve as low-cost visitor accommodations that preserve beach access for all Californians. Additionally, many families and neighborhood businesses depend on the income created by STRs to make ends meet.

The Good Neighbor STR Ordinance passed by the City Council is a fair compromise that preserves STRs while providing reasonable protections for neighborhoods. I urge you to protect STRs by supporting the ordinance.

Loren Uber  
UBERco  
Real Estate Broker / Mortgage Banker  
P: 619.326.4321  
C: 619.988.5277  
F: 866.860.6843  
[www.theUBERco.com](http://www.theUBERco.com)  
4550 Kearny Villa Rd Suite 217  
San Diego, CA 92123

## Llerandi, Alexander@Coastal

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**From:** Colleen Pescatore <jp199pescatore@icloud.com>  
**Sent:** Tuesday, November 09, 2021 11:53 AM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** mayortoddgloria@sandiego.gov; cityattorney@sandiego.gov; joelacava@sandiego.gov; jennifercampbell@sandiego.gov; stephenwhitburn@sandiego.gov; monicamontgomery@sandiego.gov; marnivonwilpert@sandiego.gov; chriscate@sandiego.gov; raulcampillo@sandiego.gov; vivianmoreno@sandiego.gov; seanelorivera@sandiego.gov  
**Subject:** I support protecting short-term rentals (STRs) in San Diego.

I support protecting short-term rentals (STRs) in San Diego.

STRs have been an important part of San Diego's beach communities for decades where they serve as low-cost visitor accommodations that preserve beach access for all Californians. Additionally, many families and neighborhood businesses depend on the income created by STRs to make ends meet.

The Good Neighbor STR Ordinance passed by the City Council is a fair compromise that preserves STRs while providing reasonable protections for neighborhoods. I urge you to protect STRs by supporting the ordinance.

**Llerandi, Alexander@Coastal**

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**From:** Yesenia Campos <yeseniacamp@gmail.com>  
**Sent:** Monday, January 31, 2022 12:29 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** I support protecting short-term rentals (STRs) in San Diego.

Hi,

I support protecting short-term rentals (STRs) in San Diego.

STRs have been an important part of San Diego's beach communities for decades where they serve as low-cost visitor accommodations that preserve beach access for all Californians. Additionally, many families and neighborhood businesses depend on the income created by STRs to make ends meet.

The Good Neighbor STR Ordinance passed by the City Council is a fair compromise that preserves STRs while providing reasonable protections for neighborhoods. I urge you to protect STRs by supporting the ordinance.

Best,  
Yesenia Lopez

Sent from my iPhone

**Llerandi, Alexander@Coastal**

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**From:** Gmail <paul.balas@gmail.com>  
**Sent:** Wednesday, September 22, 2021 2:54 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR Ordinance

Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

Paul Balas

**Llerandi, Alexander@Coastal**

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**From:** Gernot Trolf <gernottrolf@gmail.com>  
**Sent:** Tuesday, September 21, 2021 4:56 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

--

Gernot

Regards,  
Gernot Trolf  
Skype: aaticusa  
[gernottrolf@gmail.com](mailto:gernottrolf@gmail.com)  
858 733-0770

**Llerandi, Alexander@Coastal**

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**From:** Angela Moore <mooreakp@sbcglobal.net>  
**Sent:** Tuesday, September 21, 2021 6:11 PM  
**To:** Llerandi@coastal.ca.gov; SanDiegoSTR@Coastal  
**Subject:** Mission beach

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

We have had a family owned condo on San Luis Obispo since 1988. The only way we have afforded to enjoy our beloved mission beach for 30+ years is by renting our condo to supplement income. You know property taxes have skyrocketed and we do the best we can to continue to afford the condo.

I support this policy.



**Llerandi, Alexander@Coastal**

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**From:** Mauricio Schwartzman <mauricioschwartzman@gmail.com>  
**Sent:** Tuesday, September 21, 2021 4:59 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** STR

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Best,

Mauricio

**Llerandi, Alexander@Coastal**

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**From:** Melissa LaRusso <Melissa@centerco.com>  
**Sent:** Monday, September 27, 2021 1:38 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Cc:** Don LaRusso  
**Subject:** SAVE MISSION BEACH!

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach is a unique area, in regards to Short Term Rentals. I am emailing you asking you to Save Mission Beach and to protect affordable accommodations and coastal access. I do not support over restrictive STR regulations. Our community has had a very long history of vacation rentals and it is what gives Mission Beach personality.

Back when I was a teenager, my parents brought my family to vacation in Mission Beach. They rented a beach house and we spent the week exploring the area and creating unforgettable memories! It left a good impression on me, as I have always dreamed of having my own beach house in this special community. In March of 2020, my husband and I bought a second home in South Mission. Our primary residence is out of state, so it makes sense for us to rent our home out when we are not using it. We feel so excited to give other people the chance to experience the beach life in an affordable way. There are so many wonderful businesses and restaurants that rely on all of the tourists to succeed.

Mission Beach, as well as other San Diego beach communities, have always been supporter of STRs and should be protected from bans and overly restrictive limits. I support sensible regulations that will protect STRs, while respecting our community and residents.

Thank You,

Melissa LaRusso  
303-912-1461

**Llerandi, Alexander@Coastal**

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**From:** Nicole Sanchez <nicole@spotond.com>  
**Sent:** Saturday, September 25, 2021 11:57 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** I support the San Diego STR ordinance and the community-approved 30% limit

Dear Mr. Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keeps our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Best regards,

Nicole Sanchez  
Ostend Ct.

**Llerandi, Alexander@Coastal**

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**From:** Mike Sprintz <mike@thesprintzgroup.com>  
**Sent:** Monday, October 11, 2021 4:57 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Save Mission Beach STRs

Dear Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

Michael Sprintz

**Llerandi, Alexander@Coastal**

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**From:** Lena Louis <louis\_lena@hotmail.com>  
**Sent:** Thursday, September 23, 2021 9:53 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Mission Beach

Dear Mr. Alex Llerandi and Commissioners,

**My husband and I own a town home on the oceanfront in South Mission Beach. We support the San Diego STR ordinance and the community-approved 30% limit. When we purchased this home, we relied on Mission Beach's long history of allowing STR's. We are so happy to be able to share our beautiful home with vacationers who wouldn't otherwise be able to enjoy Mission Beach. We have been visited mostly by families who want a safe and fun vacation for their family. Our renters are very respectful and have taken good care of our home and the surrounding area. The ability to rent our unit to vacationers has allowed us to live a dream we thought we could never afford and if this ability was taken away we would have to sell a home we have grown to love. San Diego is the city I grew up in and love. Mission Beach has always benefited from both local San Diegans and tourists who are vacationing in the area. Please approve the 30% STR limit for Mission Beach.**

Respectfully,  
Lena M. Louis

**From:** john egan <jcegan91@gmail.com>  
**Sent:** Wednesday, September 29, 2021 9:26 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR's

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

**Llerandi, Alexander@Coastal**

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**From:** Trina Decker <trina@landologyinc.com>  
**Sent:** Thursday, September 23, 2021 3:14 PM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** SanDiegoSTR@Coastal  
**Subject:** STR's

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Homeowner in Mission Beach, CA

*Trina Decker*

**President**



4345 Twain Ave #D  
San Diego CA 92120  
916-768-6478

**Llerandi, Alexander@Coastal**

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**From:** William Rice <rice.bill@gmail.com>  
**Sent:** Wednesday, September 22, 2021 6:15 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** I support the San Diego STR ordinance and the community-approved 30% limit

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thanks,  
Bill

William Rice  
722 Whiting Ct  
Mission Beach, CA



## Llerandi, Alexander@Coastal

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**From:** Marcia Hoeck <marcia@hoeck.net>  
**Sent:** Monday, October 11, 2021 4:21 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

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Marcia Hoeck

[www.marciahoeckart.com](http://www.marciahoeckart.com)

[www.facebook.com/marciahoeckart](https://www.facebook.com/marciahoeckart)

*"Art is something that makes you breathe  
with a different kind of happiness."*

~Anni Albers

**Llerandi, Alexander@Coastal**

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**From:** Amanda Smith <smith31187@gmail.com>  
**Sent:** Wednesday, September 22, 2021 10:08 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

**It's regulations are fair to homeowners, STR's, hotels and vacationers. It makes mission beach accessible for all Californians! The mission beach town council voted in support and shouldn't be overturned by outside forces that misrepresent Mission Beach!**

Kindly,  
Amanda Smith

**Llerandi, Alexander@Coastal**

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**From:** Chad Forrest <cforrest0693@gmail.com>  
**Sent:** Friday, September 24, 2021 12:44 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Chad Forrest

**Llerandi, Alexander@Coastal**

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**From:** Trina Decker <tdecker6pk@gmail.com>  
**Sent:** Thursday, September 23, 2021 3:19 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Short Terms Rentals Ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you,

Trina Decker  
3531 Ocean Front Walk  
San Diego, CA 92109

## Llerandi, Alexander@Coastal

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**From:** Pamela Blackwill <pamela@KeithBRhodes.com>  
**Sent:** Thursday, September 30, 2021 3:48 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Maintain Mission Beach 30% STR Ordinance as previously approved

Dear Mr. Llerandi and Commissioners,

The approved San Diego ordinance that allows 30% percent of Mission Beach homes to be used as Short Term Rentals is ideal for the community of Mission Beach. Mission Beach is a unique enclave that provides citizens access to “live” at the beach for a short term that they may not otherwise be able to enjoy.

Mission Beach boasts a wonderful mix of residences (private, long term rentals, short term rentals, and hotels), as well as restaurants, and other commercial entities all beautifully tied together by boardwalks and sidewalks that give it a positive energy all its own. The STRs add to this energy and, at a 30% maximum, ensure a nice balance of the above referenced living situations.

While hotels definitely serve a purpose in America’s Finest City, the beauty of a Mission Beach STR is that it enables families to congregate in a beautiful beach setting while allowing them to commune in *one* common space. I can say this first hand as my family and I have done just that in a Mission Beach STR. And really, Mission Beach is but a blip in a long stretch of remaining coast line that is mainly comprised of hotels and private residences. Let Mission Beach keep this ordinance.

The Mission Beach STR also likely provides the local tourist based businesses with more steady, year round sales that might otherwise be limited to peak seasons. For example, I have encountered many traveling business people who “group up” and stay in STRs during the off season. I imagine when off duty they are eating in the local restaurants, renting bikes, replacing lost sun glasses, etc.

While I do not believe that STR’s at 30% would be ideal for most other communities, I *do* believe they make sense in Mission Beach.

With Respect,

*Pam Blackwill*  
*Bay Park home owner*

**Llerandi, Alexander@Coastal**

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**From:** Arshiya Sharafi, DDS <asharafidds@yahoo.com>  
**Sent:** Wednesday, September 22, 2021 12:39 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR Ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance.

I and my family fully support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

We are San Diego natives, and my family and I have chosen to own a vacation rental in the City of San Diego, to support it and its beautiful beaches. Do not make us go elsewhere and invest our money.

Thank you for your support

Dr. Arshiya Sharafi and Family

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***Arshiya Sharafi, DDS, PC***

Diplomate of the American Board of Oral and Maxillofacial Surgery

4125 Sorrento Valley Blvd. Suite D

San Diego, CA 92121

tel: 858-997-2701

fax: 858-550-5954

asharafidds@yahoo.com

**[www.SDoralsurgery.com](http://www.SDoralsurgery.com)**

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**Implant Surgery**

**From:** colleen garb <colleengarb@gmail.com>  
**Sent:** Friday, September 24, 2021 6:43 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

We are a local Mission Beach vacation home owner that supplements our owner expenses by part time renting out our home. We have carefully chosen our management company and with their great care have successfully built return clientele. The full time owners on our court in South Mission Beach love us and happily keep an eye out on our home and report back to us making sure all rules are followed.

We support the recently passed compromise ordinance.

Sincerely,

John and Colleen Garbaczewski



**Llerandi, Alexander@Coastal**

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**From:** Christopher Hall <christopher.j.hall2@gmail.com>  
**Sent:** Tuesday, September 21, 2021 4:43 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Cc:** Amy Hall  
**Subject:** Support for Short term rentals in Mission Beach

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Christopher & Amy Hall  
722 Portsmouth, Mission Beach 92109

**Llerandi, Alexander@Coastal**

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**From:** John Decker <decker6pk@yahoo.com>  
**Sent:** Thursday, September 23, 2021 3:16 PM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** SanDiegoSTR@Coastal  
**Subject:** Short Terms Rentals

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you,  
John Decker  
Homeowner  
Mission Beach, CA

**From:** Dawn Schrock <deschrock@yahoo.com>  
**Sent:** Sunday, September 26, 2021 11:26 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR support

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Our family and friends have vacationed to San Diego from Arizona for decades and have always preferred to rent a condo (vs. a hotel) due to the convenience, space and flexibility it provides. We have since purchased a condo in the Mission Beach area in order to provide this option for visiting guests. Our guests are quiet, respectful and appreciate the beauty and opportunities that surround in this area for incredible vacations. Please don't let the opposition ruin this for the thousands of tourists that come to Mission Beach to make cherished memories.

Sincerely,

Jeremy and Dawn Dorn

**Llerandi, Alexander@Coastal**

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**From:** Mason Grimes <masongrimes2014@gmail.com>  
**Sent:** Friday, September 24, 2021 11:30 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Vacation Rentals

Please do not get rid of short-term vacation rentals! My family loves to come to San Diego and visit this amazing place. Our best memories are made in STVR!!!

Thank you

## **Llerandi, Alexander@Coastal**

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**From:** Ball, Matthew G. <Matthew.Ball@klgates.com>  
**Sent:** Tuesday, September 28, 2021 10:25 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Statement in Support of STRs at Mission Beach

Dr. Mr. Alex Llerandi and Commissioners:

I am writing in support of the San Diego STR Ordinance for Mission Beach, and the Community-approved 30% limit.

I am a long-time San Diegan, now living in San Francisco, who grew up enjoying Mission Beach. From an early age, I always wanted a beach house in Mission Beach, and last year finally accomplished my dream. However, without the ability to short-term rent it to vacationing families, I would not be able to afford my property.

Mission Beach is, and always has been a vacation spot popular for short-term rentals. I guarantee you that everyone who has ever moved to Mission Beach and supports limits on the STRs in Mission Beach was well aware of the character of the neighborhood before they moved into it. The very small minority population of Mission Beach who are speaking out against STRs essentially moved here knowing this, and now want to impose restrictions on how the majority of us can use our property. Not only is this incredibly selfish and entitled behavior, it also drastically impacts people like me, who now risk seeing their dream destroyed, it also hurts a large community of vacationers who have been coming to Mission Beach for decades. There's simply no justification for favoring the rights of a vocal minority in this way over people like me, and others who want to enjoy Mission Beach. In fact, the anti-STR folks here are acting in exact opposition to the goals of the Coastal Commission -- to make sure that there is beach access for all Californians. The opposition to the STR compromise wants to lock the beach away from people like me, and the vacationers who have been enjoying the beach for so long.

The STR Compromise is just that -- a compromise that has been negotiated among the various stakeholders here. Please do not let an entitled vocal minority who deliberately moved to a "problem" they are now trying to "solve" keep the beach from other Californians and visitors. It simply wouldn't be fair to the majority who truly understand what the character of this neighborhood actually is.

Very truly yours,



**Matthew G. Ball**  
Partner  
K&L Gates LLP  
4 Embarcadero Center, Suite 1200  
San Francisco, CA 94111  
Direct Phone: (415) 249-1014  
Mobile Phone: (415) 283-9359  
[www.klgates.com](http://www.klgates.com)

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**Llerandi, Alexander@Coastal**

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**From:** Keegan Smith <kgnsmith10@gmail.com>  
**Sent:** Thursday, September 23, 2021 10:54 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** STRs and the community approved 30% limit

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Regards,  
Keegan Smith

**Llerandi, Alexander@Coastal**

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**From:** Kenny Smith <kennys@southwesttraders.com>  
**Sent:** Wednesday, September 22, 2021 3:20 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach STR's

Good afternoon Mr. Alex Llerandi and Commissioners,

Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you,

Kenny Smith  
South Mission Beach Resident

**Llerandi, Alexander@Coastal**

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**From:** Scott Clark <scottclark222@yahoo.com>  
**Sent:** Wednesday, September 22, 2021 12:58 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Support for the San Diego STR ordinance and the community-approved 30% limit

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

This is my community, and I hope you will continue to support the agreed upon STR limit.

Kinds Regards,  
Scott Clark  
703-798-6790



**Llerandi, Alexander@Coastal**

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**From:** Carolyn Nigro <kdgnigro@gmail.com>  
**Sent:** Friday, September 24, 2021 8:34 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Support San Diego's STR Ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, composed of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

It is important that all have access to the beaches!

Thank you,  
Carolyn Nigro

**Llerandi, Alexander@Coastal**

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**From:** Fred Hsu <Fred.Hsu@3rdstone.ws>  
**Sent:** Wednesday, September 22, 2021 5:55 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** PLEASE Support San Diego STR ordinance

Dear Mr. Alex Llerandi and Commissioners,

Please support the San Diego STR ordinance and the community-approved 30% limit.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Regards,  
Fred Hsu

**Llerandi, Alexander@Coastal**

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**From:** Michael Geffroy <michael.geffroy@cox.net>  
**Sent:** Monday, November 29, 2021 5:01 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** I support protecting short-term rentals (STRs) in San Diego.

Dear Coastal Commission,

I support protecting short-term rentals (STRs) in San Diego.

STRs have been an important part of San Diego's beach communities for decades where they serve as low-cost visitor accommodations that preserve beach access for all Californians. Additionally, many families and neighborhood businesses depend on the income created by STRs to make ends meet.

The Good Neighbor STR Ordinance passed by the City Council is a fair compromise that preserves STRs while providing reasonable protections for neighborhoods. We've owned a STR for 10 years and have managed it responsibly and it's been part of the mission beach community ever since I was a kid back in the 60's.

I urge you to protect STRs by supporting the ordinance.

Thanks you,

- Michael Geffroy

**Llerandi, Alexander@Coastal**

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**From:** Aaron Snelling <asnell4290@gmail.com>  
**Sent:** Wednesday, October 06, 2021 1:11 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Aaron Snelling

**Llerandi, Alexander@Coastal**

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**From:** Scott Parker <laveystud@yahoo.com>  
**Sent:** Thursday, October 07, 2021 2:16 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Scott Parker

**Llerandi, Alexander@Coastal**

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**From:** Jin Chang <jinhchang@gmail.com>  
**Sent:** Tuesday, September 28, 2021 10:31 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Jin Chang

Sent from my iPad

**Llerandi, Alexander@Coastal**

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**From:** Angela Frentzen <angelafrntzen@gmail.com>  
**Sent:** Monday, October 04, 2021 11:50 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Angela Frentzen

## Llerandi, Alexander@Coastal

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**From:** Gus Kefalopoulos <gkefalop@yahoo.com>  
**Sent:** Wednesday, October 06, 2021 11:55 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Gus Kefalopoulos



**Llerandi, Alexander@Coastal**

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**From:** Robin Frazee <frazeeh20@aol.com>  
**Sent:** Wednesday, October 06, 2021 12:29 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Robin Frazee

## **Llerandi, Alexander@Coastal**

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**From:** Patricia Dorais <patdorais@att.net>  
**Sent:** Tuesday, October 05, 2021 4:09 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

For two decades, I have shared my home on a short-term rental basis in Pacific Beach using a property manager company to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego. I read this ordinance and believe it is equitable for everyone concerned.

Sincerely,  
Patricia Dorais

**Llerandi, Alexander@Coastal**

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**From:** Amanda Zimmerman <az@kzcompanies.com>  
**Sent:** Thursday, September 30, 2021 3:50 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. All of my neighbors use their homes for short term rentals. Mission Beach is NOT a regular neighborhood. There is very little hotel options, so if short term rentals go away, then we cannot welcome tourists to San Diego. We pay tax and obey the rules. I invested to upgrade my property and we keep it very well maintained.

I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income. I use this income to support my family.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Amanda Zimmerman

## Llerandi, Alexander@Coastal

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**From:** Elizabeth Copley <lizcopleysd@gmail.com>  
**Sent:** Thursday, September 30, 2021 3:47 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

I'm a native San Diegan and grew up in Mission Beach. Mission Beach has always been known for its great vacation rentals! My elderly parents still live in their duplex in South Mission Beach and they enjoy hosting visitors in their duplex which provides them retirement income as well. They take great pride in hosting visitors and they don't have party people in their unit! All of their neighbors are elderly with rental units that they host tourists in as well! It's unfair to take an owner's rights away, they pay the taxes and maintain their property and should have a right to rent it to whoever they desire as long as they are not disrupting others. Duplexes were built for a the owner to occupy one unit and rent the other unit for income. Why would a change even be considered, it seems like it's because some people feel they don't have what others have worked hard for!

Thank you for keeping the Short Term Vacation rentals in Mission Beach.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Elizabeth Copley

**Llerandi, Alexander@Coastal**

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**From:** Matthew Wheeler <mcw@wheelerco.com>  
**Sent:** Friday, September 24, 2021 9:05 PM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** SanDiegoSTR@Coastal; Katie Wheeler  
**Subject:** Please Support the San Diego STR Ordinance

Good evening Mr. Llerandi and Commissioners,

My wife and I attended the University of San Diego as students, and of course, a right of passage was to live at Mission Beach. Over twenty years later, we followed our lifelong dream back of purchasing a duplex in Mission Beach. This property is viable for our family through our ability to rent on a short-term basis.

We follow the rules. We have proper local management in place. We support the rules and enforcement – in addition to generation of fees to support such municipal services. With that, the recently passed San Diego short-term rental (STR) ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. We support this policy and hope you will consider our interest in being good neighbors and ensure that the culture of Mission Beach is sustainable.

Your support for the San Diego STR ordinance is greatly appreciated.

Respectfully,

Matt and Katie Wheeler  
825-827 Brighton Court, San Diego

**Llerandi, Alexander@Coastal**

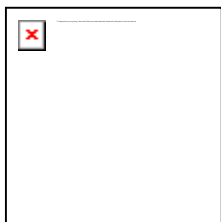
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**From:** Kimberly Jackson <kim@vrbkim.com>  
**Sent:** Tuesday, September 21, 2021 6:51 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

## **Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.



**Kimberly Jackson**

FOUNDER  
Vacation Rental Management



(503) 957-9354

Kim@vrbkim.com

[www.vacationrentalsbykimberly.com](http://www.vacationrentalsbykimberly.com)

**Llerandi, Alexander@Coastal**

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**From:** Jeff OBrien <jeff@appraisalvalet.net>  
**Sent:** Friday, September 24, 2021 9:41 AM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** SanDiegoSTR@Coastal  
**Subject:** San Diego STR Ordinance

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. I was born in San Diego and my family has enjoyed vacationing in Mission Beach rental homes for over 50 years. We have always preferred staying in homes and condos rather than large expensive hotels.

The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

Jeff OBrien  
503-720-1104

**Llerandi, Alexander@Coastal**

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**From:** Terri Matthews <TerriMat@hotmail.com>  
**Sent:** Monday, September 27, 2021 9:34 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you  
Terri Matthews



## Llerandi, Alexander@Coastal

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**From:** Peter Caccamise <cba@san.rr.com>  
**Sent:** Thursday, September 30, 2021 3:48 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a Vacation Rental Manager and have been in business for 37 years. I employ 10 people and most the same for 25 years now I manage homes and condominiums in Pacific Beach and Mission Beach. I have a repeat guest clientele starting 3rd generations now that I welcome to California's beautiful coast multiple times a year. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income and pay needed tax dollars.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Peter Caccamise

**Llerandi, Alexander@Coastal**

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**From:** Trevor Pike <tpikes@gmail.com>  
**Sent:** Thursday, September 23, 2021 5:44 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Cc:** Catherine Pike; Trevor Pike  
**Subject:** Mission Beach Supports the San Diego STR Ordinance and the community approved 30% limit

Dear Mr. Alex Llerandi and Commissioners,

I am born and raised San Diego resident, met my wife in Mission Beach and now raise our kids in 92109 Mission Bay area. No community is perfect, but the current balance of properties, visitors, and businesses thriving seems to be on the right track.

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians vs. mainly dated or over priced hotels.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, composed of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

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Sincerely,

Trevor Pike  
619.823.7503

## **Llerandi, Alexander@Coastal**

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**From:** James Dionisopoulos <jamesdionisopoulos@gmail.com>  
**Sent:** Wednesday, October 06, 2021 2:01 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
James Dionisopoulos

**Llerandi, Alexander@Coastal**

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**From:** Shatha Odish <shathaodish@gmail.com>  
**Sent:** Wednesday, October 06, 2021 11:11 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Shatha Odish

## Llerandi, Alexander@Coastal

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**From:** Larry Webb <lwebb2828@gmail.com>  
**Sent:** Friday, October 08, 2021 10:47 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** San Diego short term rental ordinance

My wife and I are long time residents of South Mission Beach and own, and hands on manage a fourplex in South Mission which has two short term rentals and two long term rentals. We consider it a privilege to live in the middle of the beautiful park which is Mission Beach. Economically speaking our fourplex which has one five bedroom and three one bedrooms (we lived and raised our family in the five bedroom for 24 years) is our retirement income whether we offer short term rentals in the five bedroom and one of the one bedrooms or if we can't do that due to regulations, by sale of the building. We would much prefer to continue offering short term rentals and have the opportunity to welcome multi generational families to our five bedroom and small families to our one bedroom. If we sell our property it will become three very expensive condos that will probably be used as second homes by wealthy individuals. It's current use as short term rentals allows families to access the beach in a way that is just not possible in a hotel environment. I have served on the Mission Beach Town Council and was on the MBTC committee that came up with the 30% limit on short term rentals. Please confirm the new ordinance being brought forth by the San Diego City Council.

Larry & Donna Webb

**Llerandi, Alexander@Coastal**

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**From:** Jacob Volodarsky <jvoloda@gmail.com>  
**Sent:** Thursday, September 23, 2021 1:33 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thanks

Yakov Volodarsky  
824 Ormond Ct  
San Diego, CA 92109  
562-714-7111

**Llerandi, Alexander@Coastal**

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**From:** KAREN GODDARD <kmgoddard24@gmail.com>  
**Sent:** Wednesday, October 06, 2021 11:32 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
KAREN GODDARD

**Llerandi, Alexander@Coastal**

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**From:** David Lee <david.h.lee116@gmail.com>  
**Sent:** Wednesday, October 06, 2021 11:17 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
David Lee



**Llerandi, Alexander@Coastal**

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**From:** Melissa Builes <melissa.builes@gmail.com>  
**Sent:** Wednesday, October 06, 2021 11:11 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Melissa Builes

## Llerandi, Alexander@Coastal

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**From:** Chrystal Fugett <cfugett.24@gmail.com>  
**Sent:** Wednesday, October 06, 2021 11:39 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Chrystal Fugett

**Llerandi, Alexander@Coastal**

---

**From:** sanchez.design@yahoo.com  
**Sent:** Sunday, September 26, 2021 12:01 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Llerandi and Commissioners,

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Sincerely,

**Steven Sanchez**

**Llerandi, Alexander@Coastal**

---

**From:** Vaessa Chicca <v.l.chicca@gmail.com>  
**Sent:** Friday, October 01, 2021 9:40 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a hostess and I share my home in Mission Bay to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Bay have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

I kindly ask you to please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Vaessa Chicca

## Llerandi, Alexander@Coastal

---

**From:** Francisco Vallejo <missionbeachhome@gmail.com>  
**Sent:** Friday, October 01, 2021 9:41 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach or higher. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego. I have lived in San Diego for 38 years and experienced the nuisance of noise in the beach communities. People that rent or own were always the culprits as they have established homes where large gatherings were possible. Short term rentals are usually couples or families vacationing to escape the cold weather. I have had zero complaints from my next door neighbor that rents and shares walls with me. Access to the beach should be affordable and available to everyone not just a few privileged that get to live next to beach.

Sincerely,  
Francisco Vallejo

**Llerandi, Alexander@Coastal**

---

**From:** Lesley Lewis <lesleyalewis2@gmail.com>  
**Sent:** Wednesday, October 06, 2021 1:27 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Lesley Lewis

**Llerandi, Alexander@Coastal**

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**From:** Judy Trimble <judy.snelling@att.net>  
**Sent:** Wednesday, October 06, 2021 12:42 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Please support short-term rentals

Hi Mr. Alex Llerandi,

I am a host and I share my home in Mission Beach to welcome guests to California's beautiful coast. I am writing to ask that you support the recently passed short-term rental ordinance to legalize short-term rentals. This will allow visitors to affordably travel to the San Diego coast and protect the rights of San Diego residents to share their homes to earn important extra income.

In particular, we support the 30% permit allocation for Mission Beach. Short-term rentals in Mission Beach have a long history of providing accommodations along the San Diego coast. Entire home rentals provide a more affordable option for families and groups than traditional hotel rooms, which are limited in supply, availability, and affordability in the Mission Beach area.

The Mission Beach Town Council, which represents local residents and small businesses in the area, overwhelmingly supported the 30% allocation. Furthermore, STRs allow families and groups to travel together and avoid public areas, such as hotel lobbies and elevators where the risk of COVID-19 transmission is more likely.

Please support us by approving the ordinance to allow for the legalization of short-term rentals in San Diego.

Sincerely,  
Judy Trimble

**Llerandi, Alexander@Coastal**

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**From:** Ryan Smith <[ryans@southwesttraders.com](mailto:ryans@southwesttraders.com)>  
**Sent:** Friday, October 01, 2021 10:20 AM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

Dear Mr. Alex Llerandi and Commissioners,

**Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.

Thank you,

Ryan Smith

VP of Human Resources.

Mobile 951.265.8124

Web [www.southwesttraders.com](http://www.southwesttraders.com)

Email [ryans@southwesttraders.com](mailto:ryans@southwesttraders.com)

27565 Diaz Rd, Temecula, CA 92590





**Llerandi, Alexander@Coastal**

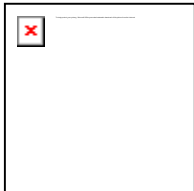
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**From:** Jessica Solano Perry <jessica@vrbkim.com>  
**Sent:** Friday, September 24, 2021 3:25 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.

## **Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit.**

The recently passed San Diego STR ordinance is a compromise that strikes a balance between residents, hotels, and STRs while ensuring access to the coast pursuant to the objectives of the California Coastal Act. STRs are a low-cost alternative that keep our beaches open to all Californians.

San Diego's beach communities, especially Mission Beach, have long been supporters of STRs and should be protected from bans and overly restrictive limits. STRs have played an important role in the community of Mission Beach for almost a century. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, overwhelmingly voted to allow up to 30 percent of dwelling units to be used as STRs – a policy that was included in the City's STR ordinance. I support this policy and hope you will ignore the small but vocal anti-STR faction that misrepresents the Mission Beach community and undermines the work our community has done to get here.



**Jessica Solano Perry**

OPERATIONS MANAGER

Vacation Rental Management



[\(619\) 727-3935](tel:6197273935)

[jessica@vrbkim.com](mailto:jessica@vrbkim.com)

[vacationrentalsbykimberly.com](http://vacationrentalsbykimberly.com)

**Llerandi, Alexander@Coastal**

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**From:** Keith B. Rhodes <keith@KeithBRhodes.com>  
**Sent:** Thursday, September 30, 2021 4:09 PM  
**To:** Llerandi, Alexander@Coastal; SanDiegoSTR@Coastal  
**Subject:** Mission Beach supports the San Diego STR ordinance and the community-approved 30% limit

Dear Mr. A. Llerandi and Commissioners,

San Diego recently passed the STR ordinance and approved the 30% limit for Mission Beach. All the work done on the ordinance ensured that there was balance between residents, hotels, and STRs. The California Coastal Act strives to provide access to the beach to all Californians, and STRs provide an ideal and affordable way to accomplish this goal.

The beach communities of San Diego have long been supporters of STRs, and STRs have provided an important role in the beach communities. The Mission Beach Town Council, comprised of Mission Beach residents and business owners, voted in a sizable majority to allow up to 30% of dwelling units in Mission Beach to be used as STRs, and it was thereby included in the City's STR ordinance.

I continue to support this policy. Please do not allow a vocal few to undo the hard work already accomplished. The community of Mission Beach is thriving and I would like to see it continue to do so.

Best Regards,

Keith Rhodes  
San Diego resident and business owner

**Llerandi, Alexander@Coastal**

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**From:** Jennifer Peterson <jennypetersonesq@gmail.com>  
**Sent:** Monday, January 31, 2022 12:52 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Re: Inquiry re STR

Hi,

Thank you for responding. I have been thinking about the STR ordinance as it relates to oceanfront properties in San Diego. I know that the CCC has had input with regard to other coastal cities who have attempted to regulate STRs in their cities and I believe that the CCC has the authority to require an exemption from oceanfront properties in the San Diego STR ordinance. I know that there are more permits being offered for STRs in Mission Beach, but there is no similar protection for Pacific Beach, Ocean Beach or La Jolla when these areas also have significant amounts of STRs that provide much more affordable accommodations and vacation experiences for people who want to visit and enjoy the San Diego beach area. Frankly, these areas have more affordable rentals than the Mission Beach area. I'm not suggesting that the CCC require an exemption for all properties in the zip codes of Pacific Beach, La Jolla and Ocean Beach; just the oceanfront properties - maybe the first block of properties from the coast back. These are the ones that are most appealing for visitors because then they don't need to rent a car to get around and be able to enjoy the beach.

In Maui, they are grappling with a housing shortage and currently discussing STR restrictions and exempting oceanfront properties so that those can still be rented on a short term basis. I know that's not California, but I think San Diego should do something similar. Oceanfront properties are not going to be "affordable housing" for San Diego residents. Many are already successful STRs paying transient occupancy tax and providing an affordable vacation experience for travelers, much more affordable than packing people (particularly families) into small hotel rooms. Plus, with a STR you have a kitchen and other amenities that hotels don't have. Families (myself included) tend to prefer STRs to hotel rooms because of the cooking facilities and additional space. Plus, many STRs have games and things for kids which makes for a more overall enjoyable family vacation experience. If you limit the amount of oceanfront STRs, it's going to cause the ones that are available to become more expensive because there is less supply and the same amount of demand. People who can no longer afford to be oceanfront will have to stay further from the coast, rent a car and that makes the trip more expensive and makes the coast and a coastal vacation less accessible to them. That would be contrary to one of the missions of the CCC which is to provide affordable access to California's coast.

I would like to see the CCC suggest changes to the San Diego STR ordinance that would exempt all oceanfront properties from the license cap of the STR ordinance. These oceanfront properties could still be required to get a permit at a cost of maybe \$250 per year since whatever the cost is going to be is going to drive up what they charge per night to guests and that is going to make the nightly price less affordable the more expensive this fee is. But the permit wouldn't be subject to the cap on the number of STRs allowed if it's an oceanfront property. I think this is consistent with the CCC goals and would be a win/win for travelers and the City since they will still be able to collect TOT for these properties which is significant revenue. And, oceanfront properties are already generally mixed-use with commercial and residential so it's not like continuing to allow oceanfront STRs is going to destroy the character of Pacific Beach, La Jolla or Ocean Beach.

I am eager to hear your thoughts and those of the CCC on the current version of the San Diego STR ordinance. Thank you for taking the time to consider this suggestion.

Sincerely,  
Jenny Peterson

On Mon, Jan 31, 2022 at 12:13 PM Llerandi, Alexander@Coastal <[Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov)> wrote:

Hello Jenny,

As the coastal planner assigned to San Diego, I am overseeing the review of the city's STR ordinance and was forwarded your inquiry. Did you have a specific question?

--

**Alexander Llerandi**

Coastal Program Analyst II

California Coastal Commission

San Diego District

7575 Metropolitan Drive #103

San Diego, CA 92108

(619) 767-2370



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Jennifer Peterson  
Attorney at Law  
CA Real Estate Broker  
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Phone: (530) 721-1425  
Fax: (530) 725-4503  
Email: [jennypetersonesq@gmail.com](mailto:jennypetersonesq@gmail.com)  
[www.jennifermaronepeterson.com](http://www.jennifermaronepeterson.com)

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**From:** Andy Kean <loveoaks@gmail.com>  
**Sent:** Saturday, February 05, 2022 8:11 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** San Diego STRO

**Hello Alex,**

**I am writing to you because I believe you are involved in reviewing the San Diego Short Term Rental Ordinance.**

**As I review the ordinance it seems to apply to all "dwellings", regardless of the zoning.**

**I own and do short term rentals in Pacific Beach from my oceanfront unit at Capri By The Sea, 4767 Ocean Blvd, San Diego, CA 92109.**

**The 140 unit building was built as a hotel, has four floors of time shares and is zoned RM-5-12.**

**SDMC §131.0406(b)(5) says zone RM-5-12 "permits visitor accommodations".**

**I would like the City to exclude properties from their STRO which are designed and properly zoned to provide visitor accommodations.**

**I would be pleased to receive any suggestions or advice from you.**

**Thank You For Your Consideration,**

**Andy Kean**

**4767 Ocean Bl, #804**

**San Diego, CA 92064**

**858-386-8990**

**Llerandi, Alexander@Coastal**

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**From:** Klaus Mendenhall <kluasm@aol.com>  
**Sent:** Friday, January 21, 2022 12:14 PM  
**To:** Llerandi, Alexander@Coastal  
**Cc:** gwonacott@hotmail.com  
**Subject:** Re: 30% Carve-out of Mission Beach - City of San Diego, CA

Alexander:

As a 50+ year resident of South Mission Beach, in the City of San Diego, I strongly urge the Coastal Commission to oppose any carve-out situation for our Beach Community, in the upcoming Short Term Vacation Rental (STVR) Ordinance being drafted by the San Diego City Council and sent on to you for the Coastal Commission approval in the very near future. The Community has already lost a considerable amount of their permanent residents the past decade(s) with the likes of Airbnb, VRBO, HomeAway, etc. and will only suffer more as a Residential Community by the City's proposed 30% Crave-Out. Whatever the City finally proposed for the rest of the City for its STVR Ordinance, should equally apply to the Mission Beach Community.

Respectfully,  
Klaus and Shirley Mendenhall  
812 Brighton Court  
San Diego, Ca 92109  
50+ Year Residents



## Llerandi, Alexander@Coastal

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**From:** SanDiegoCoast@Coastal  
**Sent:** Monday, February 07, 2022 12:58 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** FW: Regarding California Coast Commission's Response to Short Term Rentals in San Diego - Concerned Resident That Beaches Will Become Unaffordable and Inaccessible

Hi Alex,

Please see below for an inquiry. I believe you are handling the City SD short-term rentals. If not, and this needs to go to someone else, please let me know.

Thank you!

Adriana

---

**From:** Rafael Alvarez <alvarezrestorations@gmail.com>  
**Sent:** Monday, February 7, 2022 12:21 PM  
**To:** Buhr, Justin@Coastal <justin.buhr@coastal.ca.gov>; Babaran, Rita@Coastal <Rita.Babaran@coastal.ca.gov>; SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>; Schwing, Karl@Coastal <Karl.Schwing@coastal.ca.gov>  
**Subject:** Regarding California Coast Commission's Response to Short Term Rentals in San Diego - Concerned Resident That Beaches Will Become Unaffordable and Inaccessible

Hello,

I am a long-term resident of El Cajon, CA and for the past two decades, my family has enjoyed vacation rentals in Mission Beach. My family and friends are very concerned with the upcoming regulation that will limit the number of available vacation rentals during the summer and holiday months. For example we regularly book weekends in July and August and Memorial Day weekend for our family and friends, often 10+ people in a two bedroom beach cottage. The prices already are significantly high and we are concerned the prices will become unaffordable if only 30% of the houses in Mission Beach are available and there's a limit to the number of guests per house. My brother's family from Los Angeles loves taking his family to Ocean Beach. I heard only 1% of houses can be rented there. He's extremely concerned one of his favorite vacation spots will become unaffordable. Apparently only one house per individual can become a short term rental unit. I assume that will cut supply too, right? I thought the beaches are supposed to be available for everyone to enjoy but limiting our ability to afford a beach house for the weekend will restrict my family's ability to enjoy our beaches.

When does the California Coastal Commission plan to make a decision? How can we be involved in California Coastal Commission's decision if they will approve/decline this ordinance? Is there a complaint group? Will there be a public vote? Please let me know how my family can have a say in this extremely important decision so that we can keep the beaches affordable and fully accessible.

Regards,  
Rafael Alvarez

## Llerandi, Alexander@Coastal

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**From:** mike meyer <mikem488@gmail.com>  
**Sent:** Sunday, February 06, 2022 11:29 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Short term rentals in Mission Beach

Alex-

Can't wait until everybody goes back to meeting people face to face. So I can go back to giving people a bad time.

These short term rentals are destroying the fabric of Mission Beach. With so many empty units. We are losing the feel of a neighborhood.

My friend who used to walk her dog in the morning with five other year round people were all kicked out except her. Short term rentals. Using the 2010 and 2020 census for comparisons. Population has decreased 23%. There are now 1306 less people than ten years ago in Mission Beach. Which means those people moved out to other units in San Diego. A perfect example is all the college students.

Since I moved down to Mission Beach in the seventies. It has been college kids in the winter and tourists in the summer. Worked out great. USD students would go home to their original place out of San Diego. But now that student rents out a place year round near USD thus taking up a unit.

Occupancy was 71 percent in 2010 and it is now 53 percent. Which means the people are moving into other units inland and thus driving down available pools of rentals.

The 30% of housing in Mission Beach for short term rental is too high. Should be reduced to 20-25 percent. Lets go back to students in the winter and open it up to tourists in the summer.

Jersey City, New Jersey which is located next to New York City voted on short term rental a few years ago. The 260,000 residents voted 70% to limit short term rental to 60 days a year. I would be happy with the 90 days limit.

Thank you for your time,  
Mike Meyer  
714 Coronado Ct.  
South Mission Beach  
[mikem488@gmail.com](mailto:mikem488@gmail.com)

The city is not complying with the requirements of the LCP. The Coastal Commission needs to ensure the City first is following the correct administrative procedures in the LUP ( Precise Plan) and IP (PDO). In other words start with requiring the City get the ordinance language in the correct documents.

The standard of review for the proposed amendment to the IP, pursuant to Sections 30513 and 30514 (regarding amendments) of the Coastal Act, is whether the IP would be in conformance with, and adequate to carry out, the provisions of the LUP portion of the City of Laguna Beach's certified LCP.

#### 151.0103 Applicable Regulations

(a) The applicable zoning regulations in a planned district are those included in the planned district and any Land Development Code zoning regulations expressly incorporated into that planned district. Planned district regulations shall supersede any zoning regulations in the Land Development Code that are inconsistent or not expressly incorporated into the planned district regulations, except as follows:

(1) Within the Coastal Overlay Zone, exceptions to the standards in a planned district shall not be granted except as specifically provided for in the planned district

#### 1513.0103 Applicable Regulations

Where not otherwise specified in the Mission Beach Planned District Ordinance, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures) except Article 3, Division 4, Section 113.0222 (Calculating Density);

Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures) and Article 6, Division 4, Sections 126.0402(a)(4) and 126.0402(g) (When a Neighborhood Development Permit is Required);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 5 (Parking Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations) except Division 4, (Planned Development Permit Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between the Land Development Code and the Mission Beach Planned District Ordinance, the Planned District Ordinance applies.

The ordinance is in Chapter 5 which is not mentioned in LUP or PDO as an applicable document. There are a number of items that need to be included in the PDO.

1. Needs to be included as a permitted use. It is a new type of residential use but the Commission itself recognizes it as an intensification of use. What are the parking requirements for this intensified use.

Boarder & Lodger use now falls under this ordinance and it was listed as permitted use in the PDO with specific parking requirements. Vacation rentals must be listed. B&Bs fall under this ordinance but they were not allowed in Mission Beach. Will they now?

There must be a parking standard for the use.

The LUP (Precise Plan) requires parking to be addressed in the PDO.

## VEHICULAR PARKING

One of the most monumental problems in Mission Beach at present is the lack of adequate parking. This situation exists for residential, commercial and recreational uses. The existing deficit can be identified, but solutions to the problem will take a unified effort by both the public and private sectors. For purposes of analysis, residential, commercial and recreational parking proposals will all be treated separately.

## GOAL

- The provision of increased residential, commercial and recreational parking in order to reduce the serious deficit that presently exists.

## RESIDENTIAL PARKING PROPOSALS

It has been proposed that new development in Mission Beach provide more parking than is required at present. The proposals range from 1.3 spaces for a studio to 2.0 for a two-bedroom unit or single-family house.

The PDO- New residential uses are required to provide to parking spaces per unit. During the summer 40%-60% of the parking lots are cars with out of state license plates. Residents in the lots leave to go to work so parking is available for the day users. The City changed the on premises parking requirement in the PDO (1513.0403 b 1) to off-street parking. 1513.0303a5 of the PDO refers to 142.0535 which requires on premises parking in the coastal zone. The change to the PDO makes no sense.

The most affordable access to the coast is day use and parking for day use is an important coastal resource.

## Housing

In addition, in past actions on LCP amendments for other local jurisdictions, the Commission has found that although short-term rentals can provide an important form of visitor-serving overnight accommodation; the unrestricted conversion of residential properties, particularly properties developed with multi-family rental units, to short-term rentals may result in adverse impacts to housing supply. Specifically, if the trend of converting existing housing and rental stock to short-term rentals continues, the existing character of residential communities would be impacted due to the loss of permanent residents and exacerbate the problem of the lack of affordable housing and long-term rental units available within the area. Thus, it is important that the short term rentals be provided in a manner that balances the protection of long-term work-force housing and rental stock with the provision of overnight accommodations for visitors to an area.

A finding was by the Commission (LCP Amendment No. 1-17 (LCP-5-MNB-17-0024-1) in Manhattan Beach that multi-family (duplexes) are the best chance for affordable housing and in modification 7 limits str to single family, commercial and mixed use. How is Mission Beach multi-family different than Manhattan's?

**Llerandi, Alexander@Coastal**

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**From:** Teri Youngs <tyoungs@san.rr.com>  
**Sent:** Thursday, February 17, 2022 6:51 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Southern California Vacation Rentals | SeaBreeze Vacation Rentals - Accommodations - Best on the Beach II

Hi Alexander

Please click on link to see comps for this condo STVR on Whiting Ct and the Boardwalk in North Mission Beach. Rates run up to \$3,800 a night.

This condo will host 22 people and up; creating quite a nuisance by piling up trash, parking issues, parties and leaving the beach and surrounding areas trashed. I will follow up with pictures of what our neighborhood is left with after weekly, daily chaos.

[https://www.seabreezervacationrentals.com/vacation-rentals/?Checkin=02%2F17%2F2022&Checkout=02%2F18%2F2022&site\\_rooms=1&site\\_city=San%2BDiego&resultFilterValue=1%2CSan%2BDiego#/room/details/best-on-the-beach-ii](https://www.seabreezervacationrentals.com/vacation-rentals/?Checkin=02%2F17%2F2022&Checkout=02%2F18%2F2022&site_rooms=1&site_city=San%2BDiego&resultFilterValue=1%2CSan%2BDiego#/room/details/best-on-the-beach-ii)

Teri Youngs

## Southern California Vacation Rentals

Unable to calculate a quote.2022-02-27 is not available for Unit #64209

This newly remodeled Cape Cod-inspired four-bedroom, four-bath, 1855 sq. ft. oceanfront home oozes charm and modern elegance as it awaits your enjoyment of its 180° coastal views from three levels. Its amazing, well-furnished 400+ sq. ft. deck - with breathtaking ocean and sunset views - has a fire pit surrounded by a comfortable seating cluster making it a great place to sip morning coffee, enjoy an alfresco meal, an easy barbecue, or simply relax after your day's adventures. Enter this home and find yourself in a room with a queen pull-out sofa, flatscreen TV, and a wet bar with a refrigerator. Just beyond the living area is a queen bedroom and a full bath with a walk-in shower. Outside on the first-floor patio is an ocean view hot tub with unobstructed whitewater ocean views.

The 2nd floor boasts a beautifully furnished great room with a living room area with comfortable seating, a ceiling fan to keep you comfortable, and a large wall-mounted flatscreen TV. It is accompanied by a modern kitchen with a bar equipped with 4 high-top stools and a dining table for eight. Also on this level is a full bath with a

shower/tub combination. The second-floor balcony has a patio seating area with a couch, two chairs, and the most amazing views of Mission Beach all the way from the pier to the jetty. The master bedroom, also on the second floor, has a queen bed and all of the comforts you could ask for. Heading up to the third floor you will find a twin over full bunk room with ensuite bath, as well as an additional queen bedroom with a slider to a balcony with two private chaise lounges. There are also 3 additional full bathrooms - one with a large walk-in shower, others with a shower/tub combination. And of course, all beds and bathrooms are furnished with a generous supply of premiere linens to ensure you are comfortable at all times.

Additional amenities include WIFI and cable, a washer and dryer, air conditioning, and pets are considered. There are also two tandem garage parking spaces that are 7.5' wide and 7.5' high and approximately 40' deep so it is suitable for smaller cars. There is limited street parking with some restrictions for street sweeping, etc. so please be mindful.

Come enjoy this little slice of paradise where you will have an exquisite opportunity to experience the best of Southern California's indoor/outdoor living with the sand and sea literally right outside your door. Evenings watching the ever-changing colors of the western sunset will also be a great highlight. And who knows....perhaps you will also create some precious memories that will last you a lifetime!

### **Nearby Services and Dining Options**

Cafe within 3 miles. Casual dining within 1 mile. Dine-in restaurant within 4 miles. Gas station within 2 miles. Supermarket within 2 miles.

### **Places to Visit During Your Stay**

## Llerandi, Alexander@Coastal

---

**From:** Teri Youngs <tyoungs@san.rr.com>  
**Sent:** Wednesday, February 16, 2022 6:28 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Mission Beach Neighborhood

Dear Alexander,

I am writing you with great concern for our community of Mission Beach. The City of San Diego is currently trying to carve out Mission Beach's Short Term Rentals to 30% of our housing allotment.

I am born and raised in Mission Beach and am now 60 years old. My family has been in Mission Beach for almost 100 years. Growing up we had "real" neighbors. There were kids playing on the courts, on the beach, riding bikes on the boardwalk and just doing what neighborhood kids do. Our neighbors were a mix of elderly couples, working professionals, students etc... the make up of the neighborhood was diverse, we all knew each other and looked out for each other. We had Easter egg hunts at the Santa Clara Rec Center, bonfires on the beach, our elderly neighbor started my sister and I collecting coins, another couple were like grandparents to us baking cookies, delivering May Day baskets etc...It was a dream growing up with friendly neighbors and a community feel. My mother was a member of the Mission Beach Woman's club and my father was Captain of the Fire Department at Station 21 in Pacific Beach. My father was also a member of the Old Mission Beach Athletic Club that would put on parades in Mission Beach, sponsor athletic and charity events. My family and so many of the surrounding neighbors participated in the Neighborhood Watch program which is now non-existent due to the lack of full time residents in Mission Beach.

The last 10-15 have been anything but a dream community in Mission Beach. Since the onset of STVR platforms AirBnB, VRBO and some privately owned platforms like 710 Beach Rentals, Seabreeze Vacation Rentals, Bill Luther Vacation Rentals, Beach King Vacation Rentals, Surf Style Vacation Homes, Bluewater Vacation Rentals, Mission Beach Vacation Rentals and so many more our community has ceased to exist.

Over the last several years so many of the advocates for STVR have repeated the lie that Mission Beach has always been a vacation rental community, people not knowing the history are believing them. I can tell you for a fact that Mission Beach has always had vacation homes. The small percentage of vacation Homes were sprinkled in with all the full time residents. Families that had vacation homes at the beach would come for the summer or loan their homes to their families and friends. There was never random rentals to all kinds of unknown people. Only since the internet explosion has Mission Beach been exploited.

I understand the Coastal Commissions goal is to maintain access to the coast for all. I am not asking for all STVR to go away but 30% of our housing being allocated to vacationers ruins a community , has taken up much of the housing supply, created trash and sanitary issues including fly infestations. The STVR homes pack in double and triple the amount of people per week that they were designed to hold therefore creating the trash issues, sewage issues, parking, traffic and so many more concerns. So many of our visitors drive here and park on Mission Blvd.and Strandway therefore any local San Diegan that does not live at the beach can't even come for a day of enjoyment due to all the out of town vacationers taking up the spaces and so many residents are challenged with finding parking as well.

I live at 729 Windemere Ct. On Windemere Ct. there are 31 homes and apartments out of the 31, 14 are Vacation rentals. One of the apartment building on Windemere Ct has 4 units, all of the full time renters there were evicted and the apartments are now for STVR. There is another 15 unit apartment building at 750 Whiting Ct. all but 3 of the units have been converted to STVR. The full-time renters in that apartment were all evicted to clear the way for vacationers. That same apartment building has full-time maid service 2 times a day. Basically they are running a hotel in a "residential" area.

The STVR homes are owned by investors that rarely or never stay in their house. They have no idea who is really coming and going and neither do the residents. There are so many layers to the negative aspects that are effecting Mission Beach.

As you can imagine the natives are restless. We would really appreciate the consideration of lessening the 30% carve out of Mission Beach. Our community would like equal treatment and consideration like the rest of San Diego.

Thank you for your attention and consideration,

Teri Youngs  
729 Windemere Ct  
Mission Beach 92109  
619-540-3437



**Llerandi, Alexander@Coastal**

---

**From:** Scott Croydon <scottcroydon@hotmail.com>  
**Sent:** Thursday, February 17, 2022 8:46 AM  
**To:** SanDiegoSTR@Coastal  
**Subject:** CCC - say NO to STRs!

Dear CA CC investigator:

Please save San Diego neighborhoods from being overrun by STVRs. San Diego has a housing shortage! That alone is enough to end the debate, frankly. The alternative isn't rational.

Further, the list of negatives is absurdly long and the list of positives benefits *\*only\** the owner of the STVR. Why on earth would we sacrifice a neighborhood so investors can run a hotel? Owners that do not live on-site simply can't, or won't, keep things in check. Why would any community accept that? I find it hard to believe that it's even a discussion. When the concept began with Airbnb and others years ago, the idea was to enable people to rent an extra room or mother-in-law space to occasional guests for extra pocket money – even to meet new people visiting from other towns. Over the years, it has transformed into people buying up properties and creating empires at the expense of neighbors and neighborhoods.

When you have an STVR nearby, you may have any number of out-of-town cars parked on your street. You and your guests may be parking on the next block. Strangers will be on your streets. Most of them are likely to be harmless, but your block watch is either going to be difficult or pointless because you won't know who "belongs" and who to be aware of. It certainly benefits criminals, who depend on blending in. If there is a way to allow limited part-time vacation rentals or an adu with the owner on the premises (because they are part of the neighborhood) and have very strict rules that are enforced, I would be open to discussion.

Bottom line, how are LLC's and investment homes that are never occupied by the owners anything other than unsupervised mini-hotels? There's no reason to believe that this trend won't continue or even accelerate. Perhaps it will result in a majority of these hotels in our neighborhoods.

A gain for the few at a huge cost to the many doesn't sound at all like progress.

Thank you for your advocacy on the issue.

Best regards,

Scott Croydon  
Bird Rock/La Jolla

## Llerandi, Alexander@Coastal

---

**From:** Teri <tyoungs@san.rr.com>  
**Sent:** Thursday, February 17, 2022 7:00 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Beach chaos

Please find attached pictures of trash and parking issues created by just one condo in North Mission Beach.

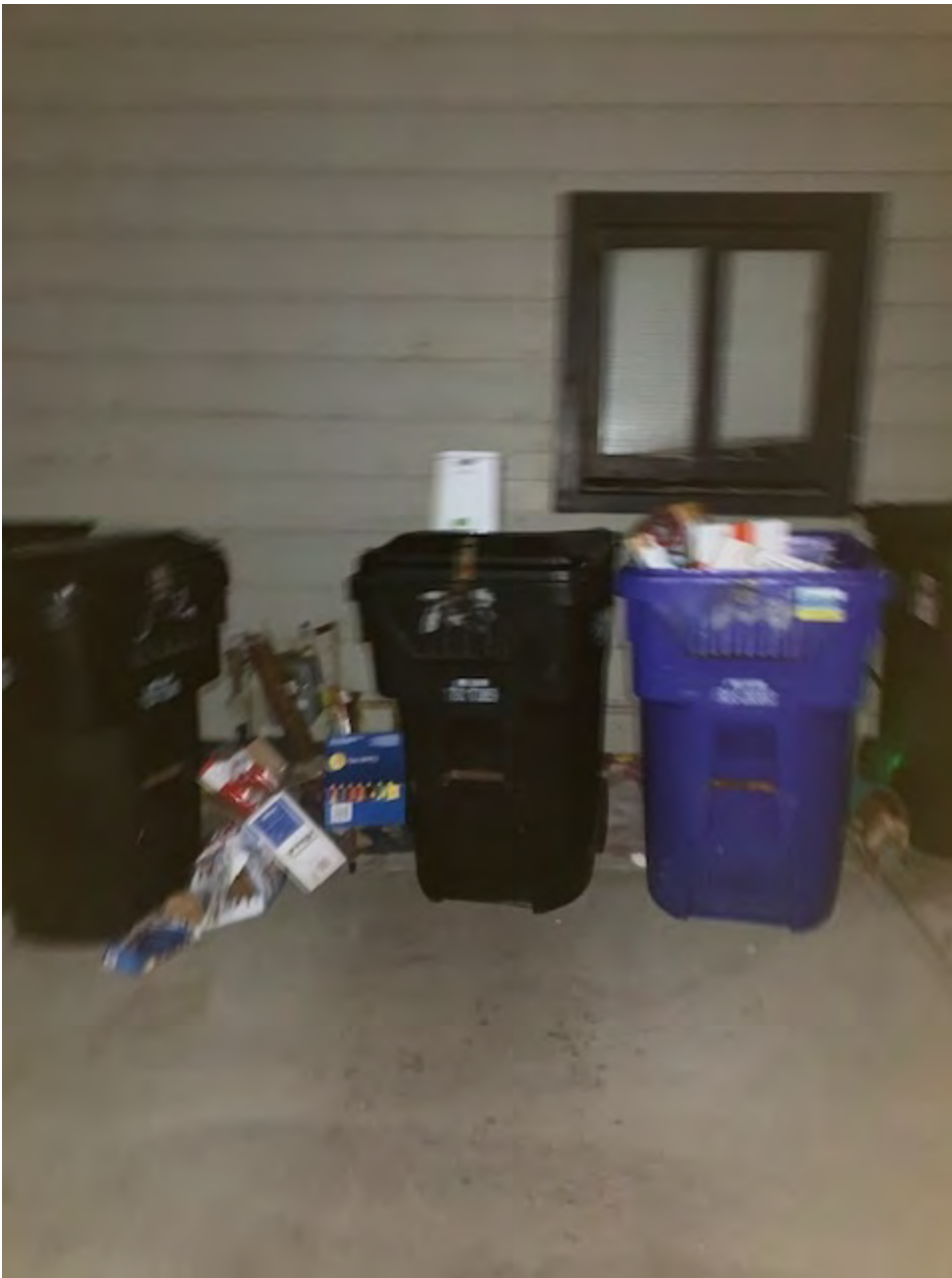
This is an example of just 1 house and how it effects our neighborhood. I will follow up and provide more pictures of what we deal with on Windemere Ct

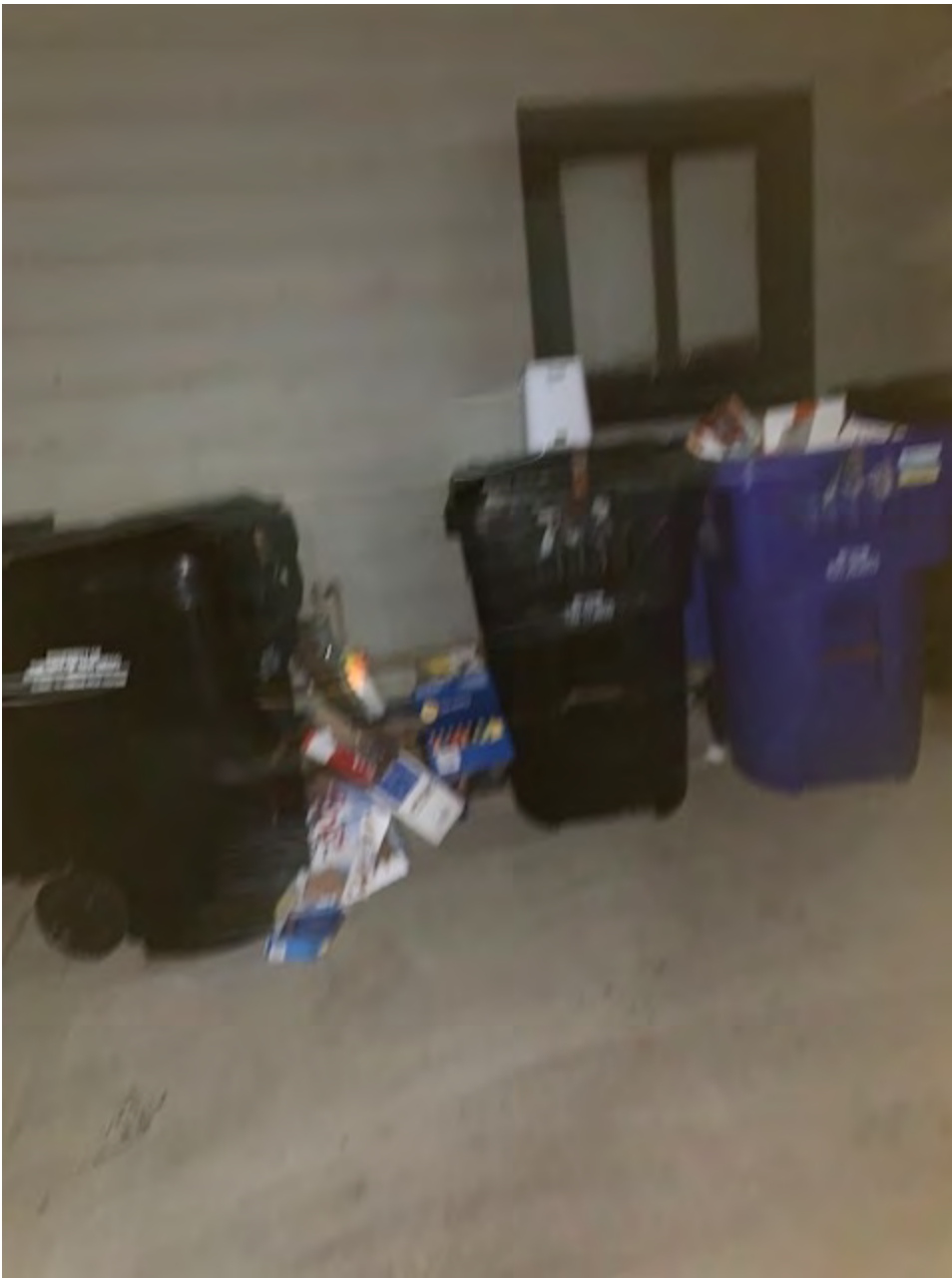
Teri Youngs



















































Sent from my iPhone

## **Llerandi, Alexander@Coastal**

---

**From:** Debbie Adams <ljbird45@gmail.com>  
**Sent:** Thursday, February 17, 2022 1:37 PM  
**To:** SanDiegoSTR@Coastal  
**Subject:** Concerned citizen

This issue needs to be carefully thought out. As it stands now residents get very little response when rowdy STR homes are causing trouble. There is too much leeway for STR owners to cheat the system. The regulations need to be tighter and clearer. The number of STR's need to be limited so as not to disturb the character of an established neighborhood. Plain good sense should be factored in to legislating and regulating this type of business. Let's not put off what needs to be done for the good of everyone concerned.

Debbie Adams

## Llerandi, Alexander@Coastal

---

**From:** TRUDY Grundland <trudygrundland@yahoo.com>  
**Sent:** Thursday, February 17, 2022 4:18 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Fwd: STRO poll on Nextdoor/La Jolla

Mr. Llerandi,

The results of my January '22 poll on Nextdoor regarding STRs that sleep 6+. Not a data scraping like that by Travel Tech but I'd bet you a Pepe's pizza that their results wouldn't vary.

Trudy Grundland

Begin forwarded message:

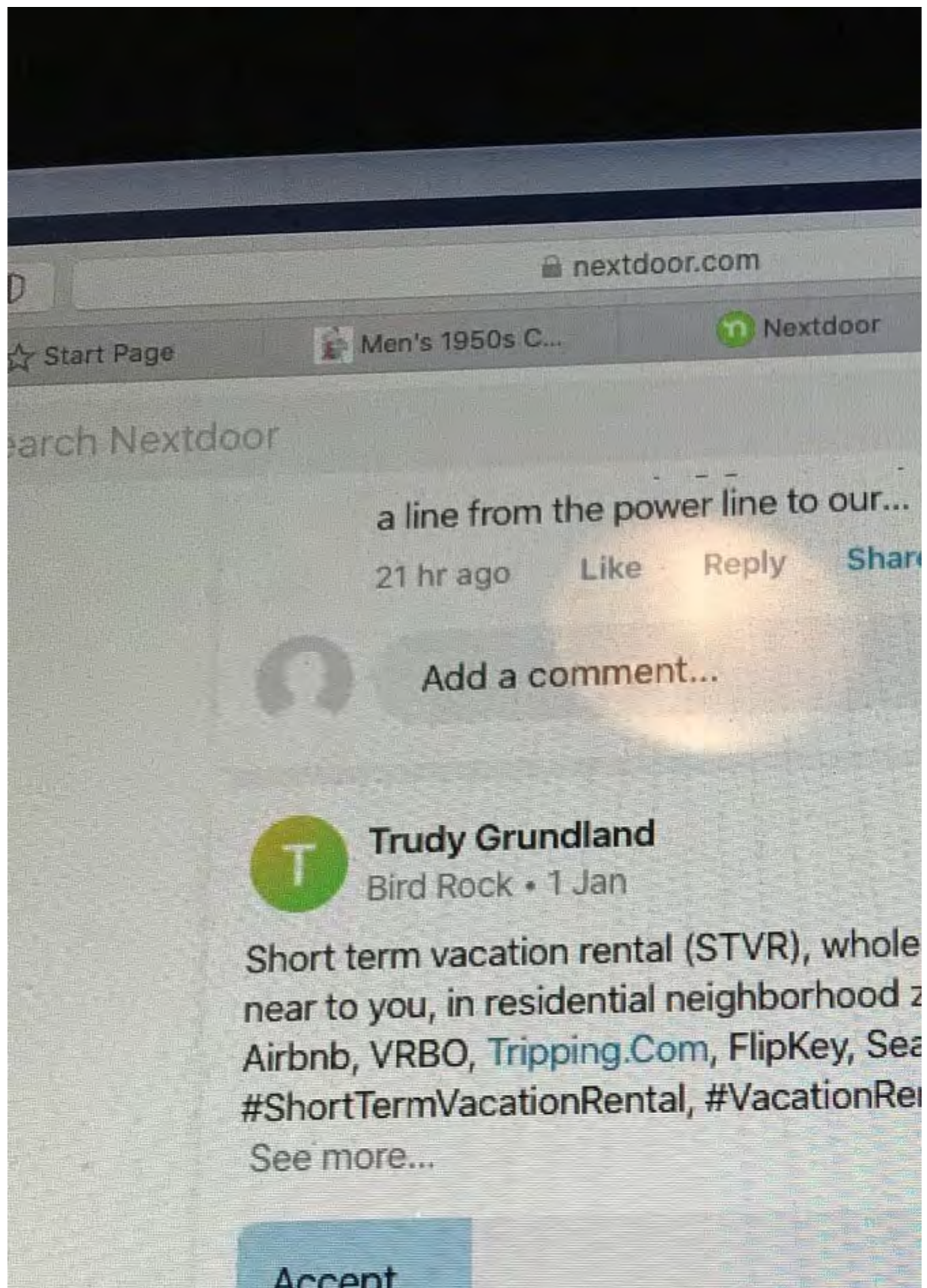
**From:** TRUDY Grundland <[trudygrundland@yahoo.com](mailto:trudygrundland@yahoo.com)>  
**Subject:** STRO poll on Nextdoor/La Jolla  
**Date:** January 12, 2022 at 7:06:43 PM PST  
**To:** [jaymgoldberg@gmail.com](mailto:jaymgoldberg@gmail.com)

Jay,

This recent poll on Nextdoor shows that the majority of residents are not pleased with STROs, especially whole house, no owner on site.

You came onto my street today and spoke to my husband. I'll call so we can share ideas.

Trudy





Sent from my iPhone

## Llerandi, Alexander@Coastal

---

**From:** Teri <tyoungs@san.rr.com>  
**Sent:** Thursday, February 17, 2022 9:18 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Stvr

Poop behind a vacant STVR. Homeless camp out, sleep, poop etc

Small example of what we put up with year round as a result of not having a community with watch groups.

Teri Youngs



Sent from my iPhone

## Llerandi, Alexander@Coastal

---

**From:** Trent Wagenseller <trent@trentwagenseller.com>  
**Sent:** Wednesday, February 09, 2022 3:51 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** RE: scenic overlook La Jolla

Thanks for your response. I have reached out to our City Council member Joe La Cava on the issue of density/geographic limits on a particular street/block (5 in the row kind of thing). I believe he spoke of the density issue in the council review process so my neighbors and I hope to piggy back on his comments. I will follow up as we talk with his staff. Specifically, my residence is located on Dolphin Place (last street to the water, we have counted 6 homes in a short block of 25 homes that are legally or illegally running short term rentals. The commercial activity to run the STVR's is our concern, they operate as hotels with all the necessary check in/out, cleaning, maintenance personnel and related traffic and impact to parking. Without some limits to density per block or proximity to other STVR's it will naturally establish a commercial zone, values diminish for homeowners and quality of life, quiet enjoyment is no more. (Can't live near the water because it's all STVR's) Please let us know the proper forum and or avenues to formalize our concerns. Best, Trent



**TRENT WAGENSELLER, CCIM**  
Certified Commercial and Investment Member  
**Coldwell Banker Commercial NRT**  
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La Jolla, CA 92037



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**From:** Llerandi, Alexander@Coastal [mailto:Alexander.Llerandi@coastal.ca.gov]  
**Sent:** Tuesday, February 1, 2022 9:22 AM  
**To:** Trent Wagenseller  
**Subject:** RE: scenic overlook La Jolla

The Commission is currently reviewing the STR law and I am the planner assigned to the review, so I would be the point of contact.

---

**From:** Trent Wagenseller <trent@trentwagenseller.com>  
**Sent:** Tuesday, February 01, 2022 9:03 AM  
**To:** Llerandi, Alexander@Coastal <Alexander.Llerandi@coastal.ca.gov>  
**Subject:** RE: scenic overlook La Jolla

Hi Alex, Hope all is well. I wanted to reach out and ask a question on Short Term Rental review and comment in the coming months/year. It is my understanding that the approved draft city ordinance governing STR's is in the CCC's hands. Is there a specific web site/contact person that I can contact review. All the best. Trent



**TRENT WAGENSELLER, CCIM**

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**From:** Llerandi, Alexander@Coastal [<mailto:Alexander.Llerandi@coastal.ca.gov>]

**Sent:** Thursday, January 14, 2021 3:48 PM

**To:** Trent Wagenseller

**Cc:** 'Don Schmidt ([dschmidt@san.rr.com](mailto:dschmidt@san.rr.com))'; Mary Lynn Hyde ([mlhyde@san.rr.com](mailto:mlhyde@san.rr.com)); 'lisalinwag@gmail.com'

**Subject:** RE: scenic overlook La Jolla

What times of the day/night is the sprinkler activated, and for how long?

---

**From:** Trent Wagenseller <[trent@trentwagenseller.com](mailto:trent@trentwagenseller.com)>

**Sent:** Thursday, January 14, 2021 3:40 PM

**To:** Llerandi, Alexander@Coastal <[Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov)>

**Cc:** 'Don Schmidt ([dschmidt@san.rr.com](mailto:dschmidt@san.rr.com))' <[dschmidt@san.rr.com](mailto:dschmidt@san.rr.com)>; Mary Lynn Hyde ([mlhyde@san.rr.com](mailto:mlhyde@san.rr.com)) <[mlhyde@san.rr.com](mailto:mlhyde@san.rr.com)>; 'lisalinwag@gmail.com' <[lisalinwag@gmail.com](mailto:lisalinwag@gmail.com)>

**Subject:** RE: scenic overlook La Jolla

Thanks Alexander for your prompt response. The owner that sprinkles the access from his side of the wall with 10-12 foot elevated sprinklers claims it is to water landscape, there is no landscape, only large palms, the resulting small patch of grass and weeds as pictured are so soggy and muddy that access to the overlooks best vistas, bench area and access to the water for the surfers is terribly impacted. There is no question the excessive watering is contributing to the instability of the bluff, I have noticed a depression being formed on the south side wall towards the neighboring property.

The Bird Rock Community Council and an ad hoc committee has been reaching out to the city/streets division and City Council representative for action. Also, The BRCC has been working to improve the site over the past year and a half for safety and unimpeded public access.

Please feel free to call at any time with recommendations and actions going forward. Best, Trent



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**From:** Llerandi, Alexander@Coastal [<mailto:Alexander.Llerandi@coastal.ca.gov>]  
**Sent:** Thursday, January 14, 2021 2:12 PM  
**To:** Trent Wagenseller  
**Cc:** 'lisalinwag@gmail.com'  
**Subject:** RE: scenic overlook La Jolla

Hi Trent,

Please send me any photos you have of the site and the impact from the sprinklers, and I will take a look. The property at 5734 Dolphin Place is in the City's permit jurisdiction of the coastal zone, appealable to the Commission, meaning the City would be the one to take point on this. While watering on-site landscaping isn't necessarily a violation, overwatering that precludes public access or is contributing to erosion of the coastal bluffs could warrant some corrective action.

Once I receive you material, I will reach out to the City and see if I can coordinate some action.

---

**From:** Trent Wagenseller <[trent@trentwagenseller.com](mailto:trent@trentwagenseller.com)>  
**Sent:** Wednesday, January 13, 2021 1:53 PM  
**To:** Llerandi, Alexander@Coastal <[Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov)>  
**Cc:** 'lisalinwag@gmail.com' <[lisalinwag@gmail.com](mailto:lisalinwag@gmail.com)>  
**Subject:** scenic overlook La Jolla

Hi Alex, I have cut a pasted a couple or write ups from members of the Bird Rock Community Council. We are at Wit's end in dealing with a neighbor who has been harassing the public on a scenic overlook in Bird Rock. I will let the two write ups below give you some background. I would like to hear our options for action in the illegal activity and public safety/nuisance

**Although Moss Lane landscaping is almost complete, a related problem exists. The owner on the north side of the lane persists in daily overhead sprinkling of both viewers and vegetation. Anyone unlucky enough to be enjoying twilight over the ocean is routinely doused. Those indulging in take-out while watching the surf are also doused. In turn, the frequent overwatering creates significant runoff eroding the cliff and creating a muddy swamp. Altho' the situation dates back about 10 years, the watering has increased in frequency since 2018. Attempts by the BR Overlooks Committee to meet with and reason with the owner have met with hostility. Moss Lane these days is better known as Moss Swamp.**

**5734 Dolphin Place is the address of the violator. The violation takes place on an adjacent public Right of Way known as Moss Lane. It is an improved dedicated street on Dolphin Place that is a scenic overlook**

**identified in the La Jolla Community Plan. The adjacent property owner is negatively impacting the Bird Rock neighborhood by discouraging users. For about 10 years, he has harassed the public by turning on his overhead sprinklers to drive them away from enjoying the ocean view. Over the years he has become more and more of a public nuisance. In addition the owner commits vandalism of public property by overwatering the scenic bluff top. The excessive watering creates considerable run-off and turns the bluff into a muddy bog. The water runoff undermines the gunnited bluff causing serious underlying damage to the unstable sandstone bluff. Speaking with the owner directly as well as going thru other City channels the past three years has not been productive. This public nuisance has gotten worse. Photos of Moss Lane are available showing the sprinklers in action and the illegal runoff.**

Alex I have photos and a long history on the site. Look forward to your input. Trent



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**Llerandi, Alexander@Coastal**

---

**From:** tom rafferty <tomorafferty@gmail.com>  
**Sent:** Saturday, October 02, 2021 3:30 PM  
**To:** SanDiegoSTR@Coastal; Llerandi, Alexander@Coastal  
**Subject:** Against San Diego Ending STRs for 50 year old Beach-Front Rental Building

October 2, 2021

Dear Coastal Program Analyst Alex Llerandi

RE: Against San Diego Ending STRs for 50 year old Beach-Front Rental Building

My family has owned a beach-front two bedroom condo, in a 50 year old, 12-story, 144 unit building (Capri by the Sea) in Pacific Beach, that has been used as a short term rental (STR) for 32 years. Unless we are winners of one of San Diego's proposed limited STR golden tickets, the public will no longer have access to California's coast from use of our condo (and possibly from this entire building). Beach-front hotels, and those few lucky golden ticket winners with units on the beach, will most certainly raise their rates because of less supply thereby reducing the number of people who could afford to enjoy our beautiful coastline in a way that few people ever get to do.

The Capri by the Sea building may be one of California's most historic buildings in terms of what the coastline in San Diego (and that of California) looks like today. It also is a building that is about 15% timeshares, with many privately owned STRs. The building also has a manned office in the lobby servicing these timeshares and STRs that has been there for the entire 32 years that my family has had a condo there (and probably for the full 50 years the building has existed). Therefore, anyone who considers to buy or rent a unit at Capri by the Sea has always known that this has been an ocean front building with timeshares and STRs.

San Diego's proposed rules for STRs does not take the 50 year STR history of this building, or the 32 year STR history of our family's condo, into account for providing public access along California's coast. Their proposed STR rules also make no differentiation between properties close to the oceanfront (like Capri by the Sea in Pacific Beach) or those in inland San Diego.

Largely because of the 12-story beach front Capri by the Sea building, and because of the inaction of the San Diego politicians, in 1972 the voters approved a Citizen Initiative with special rules for all buildings to be built west of I-5 (along the California Coast). The San Diego politicians got it wrong in 1972 and are getting wrong again today. The use of buildings along San Diego's coast is different from those that are inland. The people, not the politicians, recognize this difference in the need to protect California's coastline for the public. Now we need the help of the California Coastal Commission to protect this assault by San Diego politicians to limit the historic use of STRs along California's coast.

Please vote against the San Diego politician's proposed STR rules as they do not recognize, and would limit, the historical use of buildings and/or individual units in providing public access to the California coast.

Respectfully,  
Tom Rafferty



## Llerandi, Alexander@Coastal

---

**From:** cathy ives <cathy.ives@gmail.com>  
**Sent:** Wednesday, February 09, 2022 1:38 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Fwd: Short Term Vacation Rentals

Please do not carve out Mission Beach:

----- Forwarded message -----

From: **cathy ives** <[cathy.ives@gmail.com](mailto:cathy.ives@gmail.com)>  
Date: Wed, Feb 9, 2022 at 9:58 AM  
Subject: Short Term Vacation Rentals  
To: <[SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov)>

Dear Coastal Commission

I am writing to you because I strongly object to the carve out of Mission Beach to STVR's. I have lived in Mission Beach for over 30 years and never have I seen the lack of respect for neighbors and the beach over the last 5 years.

I have been writing and tracking beach trash since 2008. Just in South Mission Beach last year, I picked up over 3 tons of trash and a lifetime of over 12 Tons, just in Mission Beach. I cover one mile of beach (oceanfront) which is now 95% Short Term Vacation Rentals.

My reasons are the following:

1.) Lost neighborhoods and community. When you do not have a neighborhood, the community is lost. As our neighbors have been kicked out to make room for STR's we have lost a voice in our community. That means that Mission Beach does not matter to our City Council. We mean nothing but a piggy bank.

2.) Lost voting power: With the departure of hundreds of housing units in the last 5 years (over 100 just in South Mission Beach) we lost voters, we lost activists, we lost people who care about our community.

1. Many of the vacation rentals do not live here. They have outsourced their property management to 'bad Actors'. They do not vote, they do not know the neighbors and have no interests in doing so.

3.) Lost long term housing: The number of call outs on a weekly basis for people looking for long term rentals and not finding them due to STR conversion is appalling. We already suffer a housing shortage and this, particularly in Mission Beach, makes it worse. Here are some stats:

**Housing:**

Long term: Craig's List, Apts for Rent, [Realtor.com](https://www.realtor.com), Trulia. = Total of 961  
La Jolla 432,  
Pacific Beach 344,  
Ocean Beach 185  
Mission Beach: 0

## STR's

Short term: VRBO, Airbnb, Flip Key= Total of 10,195  
La Jolla -3,823  
Pacific Beach 2,572,  
Ocean Beach 800 =7,195

70,000+ hotel rooms (in all price ranges) and 7,000+ STVRs.

4.) Discriminatory against Residents: There are plenty of hotel rooms available for visitors. Residents are being discriminated against for people that do not live here.

5.) Lack of parking, When 16 people pile into a 3Bd place with only 2 parking places, they park in our alleys, blocking trash collections, delivery drivers, residents, fire and safety. In my one miles of South Mission Beach, there are an average of 5 parking violations a night during the summer.

1. I am constantly bothered by STR in back of me. They enter my property, move my trashcans etc in the back. they interrupt me, they have threatened, cursed at me to move my car to accommodate their parking issues, They have ruined my brick driveway.

6.) Good Actor Clause is deceptive.

- Every STR owner claims they are a good actor because they pay TOT. Good actors screen their clients, good actors have a list of beach regulations, good actors hire their own trash pickup to help with fly problems, good actors don't encourage 'quiet times, good actors have parking, good actors don't crowd 12 people into a 2 B, 2 Bath place. Good Actors have respect for the neighbors.
- Every resident in Mission Beach can give a list of 'Good Actors' and they will not be the same one who pays TOT.
- The fines are too low and too drawn out. It can be years before anything is done.
- The fines do not address Noise complaints, trash, illegal dumping and parking. In addition, the next court up from me has only 4 out of 40 full time residents. They are bombarded on a weekly basis with noise, parking and trash, yet it will not make any difference
- San Diego's good Actor criteria: has less than 3 verifiable complaints\* in 2 years. This is a joke, we cannot get police to come for a rape, much less a noise complaint. We have some STR's that one can get 10 complaints a month and yet they are good actors.

7.) Trash: We have a major fly problem in Mission Beach. STR people buy alot of food, that they end up throwing out when they leave. This food attracts Flies, Maggots and others as they are salvaging through the trash cans.

8.) Visitors have no interest in following rules and regulations of the beaches. There has been an increase in: illegal fires (average of 10 per night in 1 miles of beachfront in South Mission Beach) dog feces, off leash dogs, drinking, glass, smoking and vaping on our beaches .

9.) illegal dumping by STRV owners. Every season, STR owners clean out their rentals: Into our alleys go masses of furniture, BBQ/s ,mattresses, and more. Why should residents have to put up with this? Illegal dumping in general is up, but this makes it worse

10.) Crime :Sex traffickers, drug dealers are using STR's . Their is noone monitoring the sites. When you have a court that is over 50% visitors, they don't know, nor do they care.

<https://www.sun-sentinel.com/news/crime/fl-new-waterfront-airbnb-rented-dominican-cocaine-smugglers-20200125-efvmwyl4zhlvabvr2nwwacz2i-story.html>

<https://www.khon2.com/news/hawaii-resident-accused-of-using-popular-website-for-crystal-meth-operation/>

<https://airhostsforum.com/t/airbnb-sent-me-criminals-with-records-drugs-stealing-cars/34176>

- They do not report crime. Instead crime is encouraged as they leave out their belongings and it is easy pickings for theft.

11.) Visitors have no vested interest in our neighborhood. They have no interests in recycling (over 10,000 bottles picked up on the beach last year) They drink too much (75% of the bottles and cans picked up off the beach are liquor), 20% are glass. They leave the beach toys on the beach (Over 9,000 beach toys picked up last year, 1 mile of beach. Food wrappers, illegal fired, dirty diapers, overfilled trash containers, fireworks, broken furniture, beach towels (over 900) shoes (over 1200) hats, clothing, socks and more.

On a personal experience: I had to get a new roof due to the STR next door. They constantly were throwing food (got rats) beer cans and more on my roof. It clogged up the drain and my roof caved in. The house in back of me is a problem. The STR 4 doors away is a problem. My problems are nothing compared to other courts with the big party houses. Three of my neighbors have moved due to STR's in the last year.

Please consider the following:

- 1.) No carveout for Mission Beach
- 2.) Stringent Penalties for Abuse of our beaches and neighborhoods.

Regards,  
Cathy Ives

Resident Mission Beach

[www.donttrashmissionbeach.com](http://www.donttrashmissionbeach.com)

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Cathy Ives

[www.greenecoservices.com](http://www.greenecoservices.com)

858.945.2562

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Cathy Ives

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858.945.2562

## **Llerandi, Alexander@Coastal**

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**From:** Ann Parode Dynes <anndynes@icloud.com>  
**Sent:** Thursday, February 03, 2022 11:22 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Vacation rentals

Hi Alex! You and I became acquainted some years ago but I don't recall which project that would have been. I write because I just read in the La Jolla Light that you are involved in the CCC's decision making on the above subject. I would like to say that I hope that the CCC carefully considers the impact of short term rentals on housing inventory. While some housing in the coastal zone is high end, much of it still is not and would be attractive to long term residents. With San Diego's housing shortage and rental pressure, the private financial good of rental owners and visitors should take a back seat to permanent housing. I know that the CCC's mission is to protect public access to coastal resources, but that can be done without rampant short term rental activities. Thank you for your consideration and all the best!

Ann Parode Dynes  
858-750-6094  
Cell 858-539-3505

## Llerandi, Alexander@Coastal

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**From:** Susan Hopkins <suehopkins@icloud.com>  
**Sent:** Thursday, February 17, 2022 6:07 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** STRO ordinance

Dear Mr. Llerandi

I'm writing to you with additional data I wish you to consider in making your decision whether to allow a change to our municipal code to permit visitor accommodation in residential zones. The ordinance is proposed by councilmember Jennifer Campbell and the city is deeply flawed. It does little to improve access to the coast for everyone, while enacting a heavy toll on the residence of the entire city. It is also unenforceable. Please consider the following data:

1. Carefully conducted research shows that 96-98% of individuals would still travel to San Diego if short term rentals were not an option. Guttentag (2016) reports the findings of a survey of Airbnb users. Among other questions, the survey explicitly asks how substitutable travelers find Airbnb lodgings. The precise question is, "Thinking about your most recent Airbnb stay—If Airbnb and other similar person-to-person paid accommodations services (e.g., VRBO) did not exist, what type of accommodation would you have most likely used?" Only 2 percent of Airbnb users responded to this question with the assertion that they would not have taken the trip. The remaining 98 percent identified other lodging possibilities that they would have used. In a similar survey that included some business travelers, Morgan Stanley Research 2017 reports near-identical findings, with between 2 and 4 percent of respondents saying that they would not have undertaken a trip but for the presence of Airbnb. The studies are here:

a. "Guttentag (2016) Guttentag, Daniel Adams. 2016. "Why Tourists Choose Airbnb: A Motivation-Based Segmentation Study Underpinned by Innovation Concepts." PhD diss., University of Waterloo. This was a PHD Dissertation that has now been peer reviewed and published and you can download the published manuscript here: [https://www.sciencedirect.com/science/article/pii/S0278431916302250?fbclid=IwAR0Ja\\_LW\\_q9b-JfmXCcvkbjBVgpOwLAhpRWJAWuydJ1wunMK3eEuosfCZqA](https://www.sciencedirect.com/science/article/pii/S0278431916302250?fbclid=IwAR0Ja_LW_q9b-JfmXCcvkbjBVgpOwLAhpRWJAWuydJ1wunMK3eEuosfCZqA)

b. Morgan Stanley (2017) "Morgan Stanley Research. 2017. Surprising Airbnb Adoption Slowdown in US/EU, and What It Means for Hotels and OTAs. Report on Global Insight AlphaWise survey, November 2017. You can download it here [https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwje\\_vqd6f3hAhVRqp4KHavIAokQFJAegQIAhAC&url=http%3A%2F%2Flinkback.morganstanley.com%2Fweb%2Fsendlink%2Fwebapp%2Ff%2F9lf3j168-3pcc-g01h-b8bf-005056013100%3Fstore%3D0%26d%3DUwBSZXNIYXJjaF9NUwBiNjVjYzAyNi04NGQ2LTExZTUyYjFIMi03YzhmYTAzZWU4ZjQ%253D%26user%3Dbdvpwh9kcvqs-49%26\\_gda\\_%3D1573813969\\_cf5a3761794d8651f8618fc7a544cb82&usg=AOvVaw2\\_xHjKQN60R2yh8\\_crCngF](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwje_vqd6f3hAhVRqp4KHavIAokQFJAegQIAhAC&url=http%3A%2F%2Flinkback.morganstanley.com%2Fweb%2Fsendlink%2Fwebapp%2Ff%2F9lf3j168-3pcc-g01h-b8bf-005056013100%3Fstore%3D0%26d%3DUwBSZXNIYXJjaF9NUwBiNjVjYzAyNi04NGQ2LTExZTUyYjFIMi03YzhmYTAzZWU4ZjQ%253D%26user%3Dbdvpwh9kcvqs-49%26_gda_%3D1573813969_cf5a3761794d8651f8618fc7a544cb82&usg=AOvVaw2_xHjKQN60R2yh8_crCngF)

2. According to data prepared for council member Jennifer Campbell by Travel Tech, the average daily rate for all units is \$216 and within the coastal zone it is \$306 per night. This is significantly more than the cost of a hotel in San Diego county, with an average nightly rate of \$174, Data here: <https://connect.sandiego.org/2022/01/07/weekly-hotel-performance-update-dec-26-jan-1>

Given this is not hard to understand why travellers find alternate accommodation.

3. Also, according to the Travel Tech report, only 18-22% of trips were family trips. In other words, between 78 and 82% of short term rentals were rented by groups of adults. Given that the median age of an Airbnb renter is ~35 years old, the only way these very expensive accommodations are workable for these groups is if large numbers of people are crammed into one unit with heavy impacts on neighborhoods. Alternately, you are providing accommodation for rich people.

4. Given that this ordinance will do nothing to improve access to the coast for individuals who might not otherwise be able to enjoy our beaches, it is important to consider the cost that it places in the entire city which are extreme. Research shows that when Airbnb moves into a neighborhood rents increase. We are under extreme housing pressure in San Diego. Legalizing short term rentals in the coastal zone and elsewhere has widespread effects on rent.

a. See a Harvard Business review article on AirBNB and rents here: [https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices?utm\\_source=twitter&utm\\_medium=social&utm\\_campaign=hbr&fbclid=IwAR1FZYKAa\\_B9Yb79ckas3Z37-WKtMRN5z72x9IgVN3W\\_0aJ22e4mQge6sx](https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices?utm_source=twitter&utm_medium=social&utm_campaign=hbr&fbclid=IwAR1FZYKAa_B9Yb79ckas3Z37-WKtMRN5z72x9IgVN3W_0aJ22e4mQge6sx)

b. Another here: <https://journals.sagepub.com/doi/full/10.1177/23998083211043123>

c. Another here: <https://journals.sagepub.com/doi/full/10.1177/23998083211001836>

d. Also see this research manuscript that concluded “that owners of rental units in areas where there is strong tourist demand for short-term rentals face strong economic incentives to evict existing tenants, or to not find new tenants when previous ones depart, in order to quickly and cheaply realize the higher possible rents. The second is that the growth in short-term rentals is very likely to be coming at the expense of long-term rental housing, as the latter gets converted to the former to take advantage of new rent gaps. [https://journals.sagepub.com/doi/full/10.1177/0308518X18778038?casa\\_token=og-TykpFSoAAAAA%3AzFZB8VtosGpVefvH5uIc-5NZ2k8U9AgYsBo2D329rA0f7-ZBBmXDm-gUqi881oKPACsptp7bvSlkgw](https://journals.sagepub.com/doi/full/10.1177/0308518X18778038?casa_token=og-TykpFSoAAAAA%3AzFZB8VtosGpVefvH5uIc-5NZ2k8U9AgYsBo2D329rA0f7-ZBBmXDm-gUqi881oKPACsptp7bvSlkgw) There are literally hundred of such scholarly manuscripts.

5. Finally the proposed permit system gives priority to hosts that have had high occupancy in recent times. The period over which this is assessed includes the period of the State of California regional stay at home order, for COVID-19 mitigation. It literally rewards those who blatantly disregarded public health orders.

I have extensive data on the growth of short term rentals in San Diego, and their impacts that I am happy to share. If I can provide any further assistance please let me know.

Susan R., Hopkins MD PhD  
Cell 858-699-6554

## Llerandi, Alexander@Coastal

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**From:** Lilly, Diana@Coastal  
**Sent:** Tuesday, February 08, 2022 3:21 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** FW: San Diego - STVR Comment

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**From:** Molly McCrackin <[mollysrentals@gmail.com](mailto:mollysrentals@gmail.com)>  
**Sent:** Tuesday, February 8, 2022 2:54 PM  
**To:** Miller, Vanessa@Coastal <[Vanessa.Miller@coastal.ca.gov](mailto:Vanessa.Miller@coastal.ca.gov)>  
**Subject:** San Diego - STVR Comment

Hi Vanessa,

Thank you for reviewing the proposal for San Diego's STVR ordinance. I own a vacation rental in Pacific Beach and manage a variety of rentals in Mission Beach and Pacific Beach.

The city council has stated that there are two main reasons for wanting to curtail short-term rentals.

One is by reducing the number of STR's it will help the affordable housing crisis in San Diego. This does not make any sense, by far most of the housing that would become available is in the \$900,000 and up price range. Perhaps without STRs the prices would fall a bit, but not near enough to have an impact on the lack of affordable housing.

Another trend that I have noticed during the pandemic is that many of my rentals have been filled with remote workers during the off season. About 30-40% of these guests realize that San Diego is amazing and choose to find long term accommodation. These renters have much higher budgets and for this reason I believe that rents in the beach areas will not go down even with an influx of vacation rentals turned back into long term rentals.

Second, there are some "bad characters" that are owners of STRs and will rent to people that want to throw parties and destroy the quiet solitude that people moved to the beach for. This is true to some extent. They have never expressed the number of these "bad characters" but they represent a very small number. The city collects millions of dollars in the form of TOT taxes and virtually none of that is spent in Mission Beach. They plan to spend millions running and enforcing the new policy while significantly reducing revenue. More bureaucracy and government to handle a problem that has an obvious solution. Take a small portion of the TOT tax money and set up a few off duty policemen to run a trouble line dispatch to instantly respond to any disturbance. Use the CAP laws already on the books to fine second offenders with a \$1,000 fine per person. How quick would the "bad characters" disappear?

Now to the positive, the beach should be enjoyed by the people. Not all can or would want to live here, but to be able to have a family vacation at the beach is on the top of many families dreams from all over the country. Since I started my business in 2008, I have had the same families come visit us, spend money in our shops and restaurants and they want to keep this tradition for their family. We have never had a single complaint. And yet, with this new "law" many of these families will never have those treasured moments in the wonderment and beauty of the beach. They can not afford to stay in multiple Hotel rooms and have anything close to the same experience.

With this new law we might not be able to have our property available for families. They are proposing a lottery system and will include all that are and have been paying TOT tax for one month. This does nothing to get rid of the "bad characters" that was their number one or two priority.



Bottom line, this solves none of their stated objectives, increases costs, reduces revenue, small businesses and shops lose out, and worst of all it takes away the family beach vacation for many. Many jobs will disappear, and commercial real estate owners will suffer.

Truly the only winners with this law are the hoteliers who lobbied long and hard to see this law passed. It has been suggested they will be able to substantially raise their room rates without STRs...

Thank you for your watching out for families.

A concerned citizen,  
Molly McCrackin

Molly's Rentals, LLC  
[molly@mollysrentals.com](mailto:molly@mollysrentals.com)  
mollysrentals.com  
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**From:** TRUDY Grundland <[trudygrundland@yahoo.com](mailto:trudygrundland@yahoo.com)>  
**Sent:** Thursday, February 3, 2022 10:32 AM  
**To:** SanDiegoCoast@Coastal <[SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov)>  
**Subject:** Hello from the Contact Page

Project Name and Application Number: San Diego SRO

Nature of Communication (In Person, Telephone, Other): email

Date and Time Requested: 2/03/2022, 9:20 a.m.

Full Name: Trudy Grundland

[Email: trudygrundland@yahoo.com](mailto:trudygrundland@yahoo.com)

On Behalf Of: self

Comments: Please consider in your determination as to whether San Diego provides adequate affordable lodging for visitors to the coast, the following:

California Coastal Commission,

I offer the following data sourced from Airbnb and other organizations.

- Top 10 areas for visitors to San Diego: Mission Beach, Pacific Beach, downtown SD, La Jolla, uptown, North Park, Ocean Beach, Point Loma, Clairemont, Golden Hill.
- 
- **51% of Airbnb guests are ages 18-34.** 23% are ages 35-44. 74% of visitors renting STRs are younger folks.
- 
- MB/PB/LJ/OB: **79% of properties sleep 7-16 adults**, 15% sleep 6, 6% sleep 1-5.
- 
- Downtown SD/uptown/NoPark/Point Loma/Clairemont/Golden Hill: **66% of properties sleep 7-16 adults**, 28% sleep 6, 6% sleep 1-5.
- 
- The average STV rental is 1-3 nights. 60% are Airbnb.
- 
- Short Term Housing outnumbers long term housing **7:1, 7,195 vs 961** in the coastal areas of Pacific Beach, La Jolla, and Ocean Beach (1/31/2022).
- I excluded Mission Beach from this data because it was built as a vacation destination.
- - STVRs- VRBO, Airbnb, Flip
  - Key = 7,195
  - Long-term- Craig's List, Apts for Rent, [Realtor.com](https://www.realtor.com), Trulia = 961

Synopsis: 74% of vacationers to the most popular beach areas of San Diego rent for 1-3 nights, 51% are 18-34, 23% are 35-44. They rent a whole house that sleeps 7-16 people.

**Typical STVR Scenario March-November:** 7-16 young adults, ages 18-34, gather together for 1-3 nights in a home with off-site managers, the house is set in a quiet neighborhood. They arrive in multiple vehicles, even party vans. They use multiple Ubers to go to bars, returning in the middle of the night, talking loudly, doors slamming, motorcycles roaring, the young scooter-riders laughing, shouting. During the day they enjoy sitting outside, playing music, talking loudly, yelling and laughing. Vehicles roar up and down the street delivering friends, food, drink, cannabis. Maybe 14 people are renting the property but their friends come and stay too. The trash cans overflow with empty alcohol bottles, food containers. Young women in skimpy clothing and in string bikinis strut pass the houses on what was a dull street. Sometimes, when they're drunk, or just got the information wrong, they knock on your door. The young men walk out the front door in a threatening manner when you knock on the door, asking for them to "tone it down." "Get a life." "It's my vacation." "FU" "We're not doing anything wrong. It's only 9 p.m., 10 p.m...." It doesn't matter if then neighbors have to sleep because there is work the next day. The 'hotel' trumps the resident.

Judging by the vehicles that the STVR guests drive, the partying they do, these are not "low income" individuals in dire need of an affordable trip to the beach. They take advantage of the reasonable price to rent a whole house when divided by 7-16 guests, and spend the money on partying. That is their goal. This is not the 1960s, '70s when families squeezed into the car and could only afford cheap lodging. Look at the Airbnb website. Read how it advises host to upscale their properties to give guests the fancy amenities they would expect at a 5 star hotel because by doing this the owner can raise the daily rate. Guests expect expensive shampoo, high quality towels & sheets.

Stop thinking that STVRs are for the "poor working soul" who can barely afford a day out of town!

Meanwhile, a serious housing shortage exists in the three most popular coastal areas of San Diego.

San Diego City Attorney Mara Elliott stated in 2017 that STVRs are not allowed in residential or commercial areas. On 2/1/2022 the San Diego City Council voted to amend the SRO implementation date, pushing it out until March, 2023. If STVRs are technically illegal in San Diego, why are they being allowed to continue to operate without any penalty?

Since STVRs became popular in 2015 has the quality of life in San Diego improved? If so, how?

What I propose is that the Coastal Commission review the facts and then give approval to the San Diego City Council to move forward ASAP on the implementation of the Short Term Rental Ordinance.

Please, another year is too, too long to allow these non-permitted and therefore, uncontrollable STVRs to do business as usual. Which is anything. Until the ordinance goes into effect, there are no laws to hold the owners and the managers and the guests accountable.

Sincerely,

Trudy Grundland  
Homeowner one house over from a STVR that sleeps 14  
335 Ricardo Place, La Jolla, CA 92037 (District 1)  
858-210-0190, [trudygrundland@yahoo.com](mailto:trudygrundland@yahoo.com)  
February 3, 2022

Public comments submitted to the Coastal Commission are public records that may be disclosed to members of the public or posted on the Coastal Commission's website. Do not include information, including personal contact information, in comments submitted to the Coastal Commission that you do not wish to be made public. Any written materials, including email, that are sent to commissioners regarding matters pending before the Commission must also be sent to Commission staff at the same time.

**From:** Kim Schoettle <[kim@schoettlefinancial.com](mailto:kim@schoettlefinancial.com)>  
**Sent:** Friday, February 4, 2022 12:18 PM  
**To:** SanDiegoCoast@Coastal <[SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov)>  
**Subject:** housing shortage

How can the regulations be so upside down that housing for residents which is much needed is given up for vacationers? We have hotels for vacationers. Housing should be reserved to provide homes for the many people who need homes these days. Please help stop the transitioning of homes to vacation rentals.

Kim Schoettle  
Operations Manager

Schoettle Financial  
Law Office of Thomas J. Schoettle, Jr.  
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Legal services provided through Law Office of Thomas J. Schoettle, Jr.

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**From:** TRUDY Grundland <[trudygrundland@yahoo.com](mailto:trudygrundland@yahoo.com)>  
**Sent:** Thursday, February 17, 2022 1:43 PM  
**To:** SanDiegoCoast@Coastal <[SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov)>  
**Subject:** Guest Safety Issues Airbnb

<https://www.bloomberg.com/news/features/2021-06-15/airbnb-spends-millions-making-nightmares-at-live-anywhere-rentals-go-away>

## Airbnb Is Spending Millions of Dollars to Make Nightmares Go Away

When things go horribly wrong during a stay, the company's secretive safety team jumps in to soothe guests and hosts, help families—and prevent PR disasters.

June 15, 2021, 1:00 AM PDT

Packing San Diego's coast with STVRs "affordable housing for visitors" comes with consequences.

The selection below was taken from the full story.

**The first-floor apartment** on West 37th Street, a few blocks south of Times Square, was popular with tourists—so popular that a set of keys was left at the counter of a nearby bodega for Airbnb renters to pick up. That's where a 29-year-old Australian woman and a group of her friends retrieved them, no identification needed, when they arrived in Manhattan to celebrate New Year's Eve in 2015. **The apartment had been advertised on Airbnb even though most short-term rentals are illegal in New York.** The city, prodded by [powerful hotel unions](#), was [at war](#) with the company, which was listing thousands of apartments in the five boroughs despite some of the strictest regulations in the country.

Soon after ringing in the new year, the woman left her friends at the bar where they'd been celebrating and returned to the apartment on her own. She didn't notice anything amiss or see the man standing in the shadows as she walked into the bathroom. By the time she realized she wasn't alone, the blade of a kitchen knife was pointing down at her. The stranger grabbed her, shoved her onto a bed, and raped her. Drunken revelers were wandering the streets outside, but the woman was too scared to scream.

**The way Airbnb has handled crimes such as the New York attack, which occurred during a bitter regulatory fight, shows how critical the safety team has been to the company's growth. Airbnb's**

**business model rests on the idea that strangers can trust one another. If that premise is undermined, it can mean fewer users and more lawsuits, not to mention tighter regulation.**

Like many Silicon Valley companies, Airbnb rose on the strength of a growth-at-all-costs ethos—rolling into cities, skirting regulations, winning the popular vote, and [catching on so fast](#) that by the time officials noticed what was going on, they had no chance of controlling it. Regulatory battles blew up around the world, the most toxic of which played out in New York in 2015. The city conducted [sting operations](#) to expose illicit rentals of shorter than 30 days and ordered the company to provide addresses of its listings, sparking years of legal fighting. Airbnb hired opposition researchers to dig into the backgrounds of its critics and paid for attack ads.

In early 2016, after the assault near Times Square, safety agents did what they were trained to do: provide comfort and assistance to the victim. But the possibility of a lawsuit raised the stakes. Chris Lehane, a [former political operative](#) for President Bill Clinton, had been hired by Airbnb as head of global policy and communications a few months before the incident. Company insiders say Lehane, the author of *Masters of Disaster*, a 2014 book about “the black art of damage control,” was afraid the case could be used by opponents to run Airbnb out of town. (Lehane declined to be interviewed.)

Airbnb’s potential liability for not enforcing a stricter key-exchange policy won’t be an issue thanks to the \$7 million settlement, which came about after the woman’s lawyer, Jim Kirk at the Kirk Firm in New York, sent a letter threatening legal action. Although the settlement doesn’t bar the woman from cooperating with prosecutors, it does prevent her from blaming or suing the company. That was especially important for Airbnb because the woman wasn’t the one who’d rented the apartment, so she hadn’t signed the company’s 10,000-word terms of service agreement—another important way Airbnb keeps incidents out of court and out of the public eye.

The result of all these settlements, combined with the terms of service provisions that prevent lawsuits in the first place, is that **the courts have never established the extent to which short-term rental operators might be liable, if at all, for crimes that take place in the properties they list.** “The law around these platforms is unclear,” Li says. “Everything is getting sent to arbitration, so nobody really knows.”

“The only thing that really motivates [Airbnb] is the threat ... of bad PR or a nightmare in the press”

**Airbnb’s desire for secrecy also makes it difficult to understand what impact short-term rentals have on the overall safety of neighborhoods.** *The company doesn’t make the addresses of listings public, to protect the safety and privacy of its users. And though some U.S. cities require hosts to list their*

*units on short-term-rental registries, most don't release the data, citing the same privacy concerns. Those that do often don't disclose apartment numbers, making it all but impossible to check many addresses against police calls or arrest records. The registries also don't include units rented illegally.*

In early 2019 the safety team was split from trust, placed under the community-support division, and given additional engineering resources and staff.

But tragedies kept happening. That May six Brazilian tourists, two of them children, [died of carbon monoxide poisoning](#) inside an Airbnb rental in Santiago, Chile. A relative had called the company before they died, but the response was delayed because no one at the call center spoke Portuguese. Chesky was furious, former employees say.

Then, that Halloween, Airbnb faced one of its deadliest incidents: a shootout at a \$1.2 million four-bedroom home in Orinda, Calif., about 20 miles east of San Francisco. **The house, which had been the subject of numerous complaints to police and the city, had been booked for one night.** The guest, who'd been reported to Airbnb for leaving a bullet at another listing just days before, triggering an internal safety warning, then advertised a "mansion party" on social media. More than 100 people were there when a gunman [opened fire](#), killing five.

Chesky expressed his condolences via Twitter and announced new safety measures, including a [ban on party houses](#) and a promise to verify the photographs, amenities, cleanliness, and safety of all the listings on Airbnb. (This effort is still under way.) But the company didn't reach out to the mother of one victim, 23-year-old Raymon Hill, for a week, until her lawyer, Jesse Danoff, wrote a letter and issued a statement criticizing Airbnb for providing little more than prayers. Even some of the company's own safety agents were upset. **They say that party houses had been a problem for years.**

Airbnb subsequently offered to pay for the funerals, but Danoff says that when some of the families sent bills of more than \$30,000, the company started haggling. "They don't care anymore, because the news cycle has moved on," Danoff says. "The only thing that really motivates them is the threat or potential threat of bad PR or a nightmare in the press." (Airbnb says it paid the bills. Danoff says he's still negotiating a settlement.)

"They need to be held accountable for what happened," Hill's mother, Cynthia Taylor, says of Airbnb. "My son's life was taken away at a property they allowed to keep renting on their service after multiple complaints."



Last May ('20), Chesky cried into his webcam during a companywide meeting at which he announced that [25% of the workforce](#) would be cut. The layoffs were expected. What came as a shock to many was that the entire safety team in Portland, Ore., including 25 of the company's most experienced agents, was let go. Some were told they could keep their job if they took a pay cut and moved to Montreal, *where Airbnb was relocating its North American safety operations, lured by favorable tax breaks and lower real estate and labor costs.*

In emails and question-and-answer sessions with employees, Chesky was criticized for betraying the Airbnb community and its safety agents, who said they'd laid their mental health on the line for the company. He acknowledged the misstep and offered to rehire some of the agents temporarily, at time-and-a-half pay, until the Canada-based team was fully trained. About 15 returned.

None of this was reported at the time, and it didn't interfere with the IPO. After trading opened in December, Airbnb scored one of the biggest first-day rallies on record, boosting the wealth of each founder to more than \$10 billion.

In the end, little was done beyond posting information about keyless entry online and working with several lockmakers to reduce the cost of implementation. Doing more would have been difficult because **Airbnb can't dictate how hosts enter their own homes, and it might have discouraged them from listing on the platform.** The business case won out. You can see the evidence in cities around the world: small lockboxes hanging on fence railings, ready for the next Airbnb guest to collect their key. —*With David Ingold*

City of San Diego STRO  
Mission Beach Community Requests

The following recommendations/requests are from the Mission Beach Town Council, and the Mission Beach STR Community Group and on behalf of the Mission Beach community. The Mission Beach STR Community Group has been formed by the MBTC with the primary purpose to track the STR Ordinance's efficacy in Mission Beach. We will assess how the ordinance is working in the Mission Beach community and report back quarterly.

A copy of the Mission Beach Town Council-approved STR proposal accompanies our requests. The document details how the Mission Beach community would like to handle qualifications, permitting, and enforcement. [MB STRO Proposal from 2019](#)

**Administrative Recommendations:**

1. The "Home Share" definition under Tier 2 requires the Host to occupy their primary residence for no less than 275-days a year, and further allows for the whole home (without the Host being on the premises) to be rented for up to 3-months. Tier 2 Hosts who rent for over 20-days a year would cause the 30% cap in Mission Beach (Tier 4) to be meaningless. Define "Home Share" as allowing for 20-days per year only. Hosts who wish to rent their properties for more than 20-days without them being on the premises would be required to apply for a Tier 4 license.
2. The definition of "Home Share" needs to be consistent with the section of the ordinance that begins with "Where As STRO is the hosts' primary residence, also known as home sharing, requires the host to OCCUPY the premises...." This section is listed on the 3rd page of the ordinance, which stipulates the host must be on premise.
3. The MBTC previously approved a 30% cap on Short Term Rentals as a reasonable limit in Mission Beach. Regardless of the percentage the city approves, ALL revenue generated by the Mission Beach STRs (application fees & fines) must be dedicated to the administration and enforcement of the STR ordinance in Mission Beach.
4. Ensure all units on premises, including STR unit, are compliant with the City Municipal Code and the Mission Beach PDO. This requirement must be met prior to licensing and to qualify the host's eligibility to participate in the initial and future lottery.
5. Clearly define the term "Host."

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- “Host” shall mean a natural person who owns at least 25% of the dwelling unit whether personally or through an entity such as a corporation, LLC, or partnership (allowing for one SS# to qualify for only one STR)? Documentation confirming the Host’s hostship interest must be submitted as part of the application.
- For a Trust versus a Corporation, should the city use SS# or APN#?

Note: Host definition should prevent loopholes enabling LLC hosts to own, sell, or transfer STR license with the LLC property. Host license ends with sale. The Host definition should also prevent a multiple STR-unit host from paying “renters” who become Hosts to file for STR licenses for the host’s multiple units.

**Regulation Recommendations:**

6. Regardless of Tier (1-4), all hosts/operators must be accessible and accountable 24/7.
7. Clearly define and limit the maximum number of guests at each property: two (2) persons per legal bedroom + two (2).

Note: Occupancy limit required in Ordinance to reduce propensity for illegal parking, excess cars, trash, large crowds, and noise.

8. All units on STR property must have a minimum of one (1) legal parking spot.
9. Increase the size of the STR Ordinance sign. The content of interior sign should be defined by the [MB STRO Proposal from 2019](#) . The exterior signs should provide the current 24/7 contact information (one-hour, onsite response), maximum occupancy, number of parking spaces, and STR license/certification number.

Note: MBTC defines the standard exterior sign format as 20” x 24” minimum with a 54 - 60-point font so signs are legible at night when disturbances occur. Signs should be posted in front and back of the unit and should include STR license/certification number, 24-hour contact information for onsite response (and/or STR Compliance Enforcement), physical address of STR, and maximum occupancy and parking allowed.

10. Require that the Unit Floor & Site plans, and documents verifying the hosts ownership interest in the STR (e.g., deeds; Trust, LLC, Partnership documents if



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host is not a natural person) be added to the application for license. The application and all supporting documents must be available to the public.

Note: This is needed to verify eligibility for STR certification, the maximum number of occupants, minimum requirement for parking spaces, and adequate trash control, etc.

11. Require primary Guest/renter – who shall be a minimum of 25 years old – to be present at rented unit or property for the duration of rental period. Must be enforced by the host/operator and/or rental platform.

**Substantive Ordinance Changes:**

12. The minimum number of nights in Tier 4 shall be three (3) nights minimum (as defined and agreed upon in the MBTC recommendations).

**Enforcement Recommendations:**

13. Strengthen enforcement – shorten the punitive process to 60 Days. *Any escalation after the initial verbal warning shall be mandatory and not discretionary.* The words “The selection of which shall be at the discretion of the City Manager, without any requirement that the actions escalate in severity” should be removed from 510.0109 (b). The current timeline allows for 5 - 6 months for each violation appeal process and three violations prior to revocation of the license, at the City Manager's discretion.

Note: The STRO enforcement timelines could take as long as six (6) months from the time “bad behavior” occurs and the Host's license is revoked. This is too much time to allow a serious problem to continue. Each violation becomes final within thirty (30) days and, once the license is revoked, the Host is not eligible for another STR license for three (3) years.

Violations of Section a) (1) - (3) should result in revocation of license for three (3) years. Criteria must be developed for what constitutes a violation of a regulatory action under Section (b)(1) - (4) as well as establish a limit on the number of violations before escalation. Eliminate the word “discretion” in this section.

14. Regarding any enforcement language in the ordinance, remove any ambiguity. For example, remove “should” and replace with “shall” and/or remove “may” and replace it with “shall.”

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15. Hold the online platform and/or management company financially responsible for ensuring only STR-licensed listings are supported. If an unlicensed STR is supported on the platform or by a management company, the platform or management company should be fined for each violation, in increasing increments. The platform and/or management company must be the first line of defense against unlicensed STR units.

Note: Trying to track and prevent unlicensed STRs individually, by holding just the host responsible, is like trying to enforce no scooters on the boardwalk, one scooter rider at a time. The platform/management company must track and verify each unit listing for valid STR licenses.

16. The STR software solution the City plans to procure should have the following capabilities to give the City the ability to track and enforce the STRO:
  - Maintain a copy of the floor plan and site plan to verify maximum number of occupants, minimum required parking spaces, and ensure adequate trash control.
  - Identify and validate current host and operator and contact information by STR address.
  - Verified violations are counted over a rolling six to nine (6-9) month period from the date of the first violation.
  - Give the host/operator the ability to track a Nuisance Response Protocol, acknowledge regulations, state corrective actions, and deal with complaints.
  - Offer a 24/7 STR nuisance complaint hotline, online and by phone, that has the following abilities:
    - To track all complaints and outcomes.
    - Route the first complaint immediately and directly to the Host AND Operator for immediate response.
    - Upon three (3) verified complaints, the City shall issue a violation and levy fines as follows:
      - 1st verified violation: \$1,000
      - 2nd verified violation: \$2,500
      - 3rd verified violation: \$4,500 and a notice of pending permit revocation and right to appeal.
17. Upon license renewal, an applicant is required to submit the current information (floor plans, parking, hostship etc.) to ensure there are no changes and, therefore, no material changes from the last application. The STR application and its attachments must be submitted and signed by the applicant "UNDER THE PENALTY OF PERJURY" (fines and license revocation apply).



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**Please Note: In our opinion, we have identified significant inconsistencies between the Mission Beach PDO and the new STRO that may pose significant risk for legal actions.**

**Any STRO regulations applicable to Mission Beach must be added to the appropriate sections of the Mission Beach PDO and terms need to be defined consistently across all documents. Please review Chapter 15 Article 13 Divisions 1, 3, and 4. Not addressing these issues will likely create significant legal risk to the city and an ineffective ordinance. Once these measures are taken, the following recommendations/requests will be applicable.**